



**US Army Corps  
of Engineers**  
Huntington District

**Draft Environmental Assessment**

**Jenkins House Preservation Actions**

**R.C. Byrd Lock and Dam Replacement Project**  
**Cabell County, West Virginia**

**March 2008**

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**DRAFT FINDING OF NO SIGNIFICANT IMPACT**

**Jenkins House Preservation Actions**

**R.C. Byrd Lock and Dam Replacement Project  
Cabell County, West Virginia**

1. Members of my staff have prepared a Draft Environmental Assessment to evaluate the potential environmental impacts of preservation actions and flood risk reduction measures proposed at the Jenkins House. The house is located within the Greenbottom Mitigation Area of the Robert C. Byrd Lock and Dam Project in Cabell County, West Virginia. The purpose of the proposed preservation action is to arrest ongoing degradation of historic fabric and features at the Jenkins House in accordance with the Secretary of Interior's Standards for Treatments of Historic Properties. The Seattle District's Center of Expertise for the Preservation of Historic Buildings and Structures provided technical support in this effort and preparation of the Preservation Plan. Authorization for preservation activities is through Section 548 of the Water Resources Development Act (WRDA) of 2000 and Section 301(a) of WRDA 1986 with funds appropriated by the Supplemental Appropriations Act, 1985.
2. The Proposed Action prescribes measures to reduce water penetration and damage via removal of paint from exterior masonry, removal of the modern addition to facilitate overall re-pointing of brick and foundation mortar, replacement/repair of windows, dormer removal and re-roofing, utility upgrades, ventilation improvements, and documentation of features in anticipation of possible future restoration. Floodproofing measures were considered but not included in the proposed action due to potential adverse affects to the National Register values of the historic property.
3. The Preserve in Place alternative (Proposed Action) and the "No Action" alternative were the only alternatives carried forward for detailed evaluation. Given the nature of preservation work, involving typical home improvement and home repair activities, potential resource impacts and subsequent evaluation was limited. The following pertinent conclusions resulted from the evaluation:
  - a. Environmental Considerations. The Huntington District has taken reasonable measures to assemble the known or foreseeable impacts of the proposed action to the human and natural environment. Primary impacts would be improvements and stabilization to original historic fabric and features on the Nation Register listed structure and removal of lead-based paint. Worker safety consideration for lead-based paint removal are to be addressed through incorporation of proper handling, containment and disposal methods into design and implementation specifications in accordance with 29 CFR 1926.62 and other applicable standards. All potential adverse impacts of the proposed action are insignificant and should last only a few months longer than the implementation period.

Potential adverse effects to the National Register listed Jenkins House are to be minimized by the selection of proper preservation treatments and methods that offer repair, protection and preservation of original building fabric and features.

The No Action alternative would not have any direct impacts to the historic structure or to the surrounding environment. However, it would not seek to meet identified preservation goals to the fullest extent practical.

- b. Social Well-Being considerations. Social well-being is considered through incorporation of appropriate worker safety standards and temporarily limited public access during construction activities. The human community would benefit from the proposed action through improved interpretation of the site and a more historically accurate portrayal of the property to the period of significance (1835-1860).
  - c. Other Public Interest Considerations. There has been no opposition to the proposed action expressed and there are no unresolved issues regarding the implementation of the project.
  - d. Section 106 National Historic Preservation Act. The proposed action is in compliance with the National Historic Preservation Act (Section 106; 32 CFR 300). The State Historic Preservation Office (SHPO) and interested public have been involved throughout preservation planning. The proposed action has been developed to preserve important National Register values of the Jenkins House, and directs preservation actions in accordance with the Secretary of the Interior's Standards for Treatments of Historic Properties. No adverse impacts to historic properties are anticipated.
  - e. Section 176 (c) Clean Air Act. The proposed action has been analyzed for conformity pursuant to regulations implementing Section 176 (c) of the Clean Air Act. It has been determined that the typical home repair activities involved in the proposed action will not exceed de minimis levels of direct emissions of a criteria pollutant or its precursors and are exempted by 40 CFR Part 93.153.
  - f. Other Pertinent Compliance. The Proposed action is also in compliance with the Executive Order (EO) 11988 (Floodplain Management), EO 11990 (Protection of Wetlands), and EO 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations).
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4. I find the Proposed Action (Preserve in Place Alternative) has been planned in accordance with current authorization as described in the Environmental Assessment. The Proposed Action is consistent with National policy, statutes and administrative directives. This determination is based on thorough analysis and evaluation of the proposed action and the alternative course of action. In conclusion, I find the preservation treatments to be applied to the Jenkins House as planned in the Proposed Action will have no significant adverse effect on the quality of the human and/or natural environment.

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Date

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Dana R. Hurst  
Colonel, Corps of Engineers  
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## **1.0 Introduction**

This Draft Environmental Assessment (DEA) considers the potential environmental impacts of the proposed preservation actions at the General Albert Gallatin Jenkins House, a property listed in the National Register of Historic Places. The Jenkins House is located in Cabell County, West Virginia as a part of the Greenbottom Mitigation Area set aside to mitigate ecological impacts of the Robert C. Byrd Lock and Dam Replacement effort. The Jenkins House was acquired incidentally with tracts necessary for ecological mitigation by the Huntington District U.S. Army Corps of Engineers (Corps) in 1989. Congress has directed the Corps to preserve and restore the Jenkins House in accordance with the Secretary of the Interior's Standards, though no funds were attached to this directive. Congressionally appropriated funds are currently available for activities described within the original project authorization documents, which includes preservation but not restoration. As a result, the current planning effort considers preservation activities only. According to Federal historic preservation statutes, "preservation" includes planning measures and specifying actions to ensure the retention of original fabric, features, design, materials, and craftsmanship of existing historic properties.

The Huntington District has worked in conjunction with the Seattle District's Center of Expertise for the Preservation of Historic Buildings and Structures (CX) to identify, evaluate and prioritize preservation actions necessary to sustain the integrity, original fabric and character of the Jenkins House while avoiding, minimizing or providing mitigation for any adverse effects to the historic structure or to surrounding archaeology. As presented to the public during the 24 April 2007 public scoping meeting, primary concerns for preservation of the structure were related to water penetration and potential flood damage. Other preservation concerns included utility upgrades, cyclical maintenance issues, and documenting and repairing moldings, features and finishes. The Preservation Plan (Appendix A) recommends both immediate and long-range preservation treatments guided by Section 106 of the National Historic Preservation Act (NHPA). This DEA evaluates proposed preservation actions and their potential effects on the human environment as prescribed by the National Environmental Policy Act (NEPA).

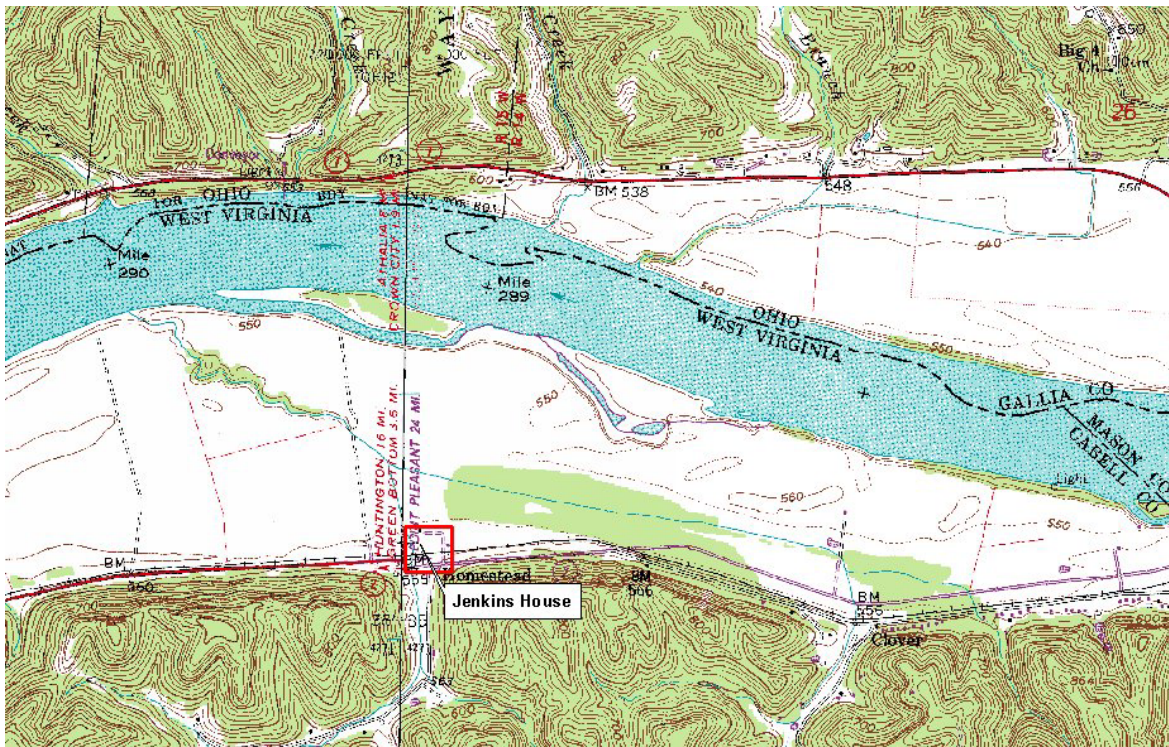
During early planning stages, floodproofing measures were given primary consideration as a means to protect federal investments in preservation and potential future restoration actions at the Jenkins House. However, this proved problematic as floodproofing actions introduce elements and impose interventions that would significantly affect the National Register values of the Jenkins House (both to the historic structure and setting, and to archaeological resources). Investigation of floodproofing guidance revealed an exemption for floodproofing requirements of historic structures (44CFR Sec. 59.1). This exemption allows substantial improvements to be made to historic structures located in the 100-year floodplain without imposing potentially adverse floodproofing alterations to structures listed in the National Register of Historic Places. This guidance facilitated consideration of preservation measures that did not include floodproofing actions. The Corps' Federal mandate is to apply preservation standards that meet the intent of Section 106 of the NHPA. The potential for adverse effects to the historic structure and landscape by any preservation measures is considered inconsistent with presiding preservation objectives.

## **1.1 Project Location and Description**

The Jenkins House is located in a 836 acre wetland mitigation area of the Robert C. Byrd Lock and Dam along the Ohio River in Lesage, West Virginia (see Figure 1). The nineteenth century house and related features are part of a plantation established by the William Jenkins family in 1825. William Jenkins built the house around 1835 and it has been modified since that time. The house is now known as the Albert Gallatin Jenkins house for a son who inherited it and part of the plantation holdings on the death of his father, William Jenkins in 1859. The period of significance that guides this evaluation is derived from Albert Jenkins' association with the property from 1835-1860. Albert Jenkins served as a general in the Confederate Army during the Civil War and died from wounds received in battle.

Plantation features once a part of the Jenkins House property, contribute to its significance and help convey its historic use as an agricultural plantation along the Ohio River. A number of archaeological sites located within the immediate and surrounding area are also part of the property's history. Archeological investigations and historic photographs have revealed the locations of former outbuildings including an office, summer kitchen, privy, and walkways connecting these features to the house entrances. Other features, now absent, included a barn and slave quarters. The location, orientation and use of some former outbuildings and other elements of the agricultural setting are important contributors to the National Register values of the historic property.

The Huntington District leases this area, known as Greenbottom, to the West Virginia Department of Natural Resources (WVDNR) for wetland and wildlife management. The West Virginia Division of Culture and History (WVDCH) currently sub-leases a four acre portion of the tract that includes the Jenkins house and a prehistoric/historic archaeological site. The WVDCH operates the Jenkins House as a house museum, open to the public.



**Figure 1. Location Map.** USGS topographic map showing Jenkins House location along the Ohio River.

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## **1.2 Authority**

The Robert C. Byrd Dam Replacement Project (formerly Gallipolis Lock and Dam) was authorized under Section 301(a) of the Water Resources Development Act (WRDA) of 1986 (Public Law 99-662) with funds appropriated by the Supplemental Appropriations Act, 1985 (P.L. 99-88). The project resulted in two additional lock chambers to the original dam structure, and efforts to mitigate the environmental consequences. The plan for environmental mitigation included acquisition of the LeSage/Greenbottom Swamp. Section 30 of the WRDA 1988 (P.L. 100-676) prevented the Corps from conveying the Lesage/Greenbottom Swamp property to the State of West Virginia.

Preservation activities at the Jenkins House were authorized through Section 548 of the WRDA of 2000 (P.L. 106-541), which amended WRDA 1988. Section 548 of the WRDA 2000 provides authorizing language for the Corps to “ensure the preservation and restoration of the structure known as the ‘Jenkins House’ located within the LeSage/Greenbottom Swamp in accordance with standards for sites listed on the National Register of Historic Places.” There were no funds appropriated for the WRDA 2000 directive to preserve and restore and it was not linked to the original authorization/appropriation. Although it is a clear directive to preserve and restore, only preservation was in the WRDA 1986 Mitigation plan; therefore, funding is only available for current preservation efforts. Congressionally appropriated funds are available for implementation of preservation measures until September 2009, when the funding for the R.C. Byrd Lock and Dam Replacement efforts are scheduled to be closed.

Along with the conclusion of Preservation Planning efforts in November 2007 came the passing of a new WRDA. WRDA 2007 passed and provided the directive to restore and reconstruct with the availability of originally appropriated funds. Planning for restoration and reconstruction would be based upon availability of funds and future budgeting cycles that coincide with the recently approved legislation.

## **1.3 Public and Agency Involvement**

A public scoping meeting was held on April 24, 2007, to invite the public and interested agencies to participate in the planning process and provide comments. The 30-day public scoping period ended May 24, 2007. Comments received during the public meeting and scoping period are intended to help determine the scope of issues to be addressed and to identify significant issues related to the proposed action. During the scoping process, 57 written comments were submitted and 11 oral statements were given (see Appendix C). A summary of these comments and guidance on how they are addressed is also provided in Appendix C. The essence of public comments related primarily to preservation issues and planning objectives presented in the public meeting (see Table 1). Issues that pertain to preservation are addressed in this DEA and Preservation Plan (Appendix A), restoration and other non-preservation issues have been documented and summarized for consideration during appropriate future planning efforts.

**Table 1. Summary of Public Scoping Comments and Identified Issues**

	<b>Scoping Issues</b>	<b>Public Comment</b>
1	Flood Damage	<ul style="list-style-type: none"><li>• Raise all 3 floors (include basement)</li><li>• Raise entire site (10 ft fill)</li><li>• Do nothing</li></ul>
2	Water Penetration	<ul style="list-style-type: none"><li>• Moisture penetration issues encouraged by adjacent wetland</li><li>• Elevated water table from wetlands contributes to moisture damage</li><li>• Drainage concerns surrounding house and nearby creek need addressed</li></ul>
3	Cyclical Maintenance	<ul style="list-style-type: none"><li>• Proper cyclical maintenance is needed to ensure preservation of structure</li></ul>
4	Document and Repair	<ul style="list-style-type: none"><li>• Identify and document original features to compensate potential loss and to guide restoration when needed</li></ul>
5	Historical Associations	<ul style="list-style-type: none"><li>• Concern for loss of NR listing status</li></ul>
6	Archaeology	<ul style="list-style-type: none"><li>• Additional testing around house entries could reveal evidence for porches</li><li>• Site burial would preclude complete understanding of outbuilding features</li></ul>
7	Wise Investment	<ul style="list-style-type: none"><li>• Preservation plan mindful of potential Restoration (use of methods/materials)</li></ul>
8	Public Benefit / Interpretation	<ul style="list-style-type: none"><li>• Consider ADA access</li><li>• Full site interpretation (people, periods, wildlife)</li></ul>
9	Non-Preservation / Other	<ul style="list-style-type: none"><li>• Restoration/Reconstruction</li><li>• Remove wetlands</li><li>• Consider available utilities/amenities</li><li>• Keep Visitor Center in mind</li></ul>

As presented during the public scoping meeting, primary concerns for preservation of the structure related to water penetration and flood damage. Other preservation concerns included utility upgrades, cyclical maintenance issues, and documenting and repairing moldings, features and finishes. Public scoping comments highlighted the need to identify sources of water penetration and damage to ensure application of appropriate preservation treatments.

A public hearing to facilitate public review of this Draft EA is scheduled to be held following circulation of the document. A copy of this Draft EA is being made available to all affected Federal and State agencies, the general public and other interested parties for a 30 day review period as required by the National Environmental Policy Act (NEPA).

#### **1.4 Background Investigations**

The following investigations were performed during development of this DEA and the Preservation Plan to document existing conditions and identify areas of preservation concern and potential procurements:

- Groundwater monitoring survey
- Climatology/Meteorological Consideration
- Masonry Condition Assessment
- Detailed Documentation of Structure

A groundwater survey was conducted by credentialed Geophysicists to determine the extent of groundwater effects from adjacent wetlands to the structure (USACE 2007). The static groundwater level near the Jenkins House was determined from groundwater wells and soil boring data. The elevations of surface and groundwater table that were measured, as well as the level of significant capillary moisture, were well below (~5.0 feet below) the basement floor elevation. Given the marked distance between the top of the rise in capillary action and the basement floor elevation, geotechnical investigators concluded that the wetlands have not contributed to any ground-water related moisture problems at the Jenkins House.

The WV State Climatologist was contacted to provide technical guidance on the potential for adjacent mitigation wetlands to aggravate mold and mildew conditions due to changes in atmospheric moisture. Further consultation with the Ohio State Climatologist, a Boundary Layer Meteorologist, was recommended by the WV State Climatologist. Boundary Layer Meteorology is a specialty that focuses on the air layer near the ground that is affected by diurnal heat and moisture or its movement and transfer among surfaces. Based upon consultation with the Ohio State Climatologist, it was determined that the prevailing winds in the area are southwesterly. With drier air from the south hills prevailing at the house site, any air moisture from adjacent wetlands located to the north and east of the Jenkins House would be directed away from the house with no measurable effect on the structure. Because of the relationship of the house with respect to prevailing winds, no further investigation was warranted.

A Masonry Condition Assessment was conducted by U.S. Heritage Group to determine the moisture content of brick, mortar and foundation stones, to assess potential moisture related damage due to rising damp or capillary action, feasible paint removal methods, and determine original mortar components and appropriate replacement mortar formulation. Though the face brick appeared to be performing well beneath the paint layers, the masonry assessment recommended complete paint removal from the brick to prevent future entrapment of water that can contribute to masonry deterioration. Complete re-pointing of the brick was recommended due to mortar deterioration and past re-pointing with inappropriate materials (cement-based mortar). Use of modern mortar in exposed foundation stones was noted, and complete re-pointing was recommended to preserve original foundation stones and restore the proper moisture balance between stone and mortar. These and other conclusions from the masonry assessment were considered in the Preservation Plan (Appendix A) and were utilized to identify actions for preserving masonry elements from water damage, as described therein.

It was recommended that building elevations and architectural features be inventoried and captured to scale as measured drawings, and in high resolution photographs. This documentation should be based in general upon standards of the Historic American Building Survey (HABS). The purpose of this recordation is to document existing features for future preservation and restoration efforts as needed. This HABS based survey has been completed simultaneous to preparation of this DEA and Preservation Plan.

The Corps has undertaken numerous other studies over the past two decades that have produced useful information for development of the Preservation Plan. In 2003, the District contracted for a geophysical survey of the area immediately surrounding the Jenkins House. This noninvasive survey identified the location of nearby structures and features (Kerr 2002). [Archaeological excavations were then undertaken to document these structures and features (Updike 2005)]. The kitchen structure and a privy were fully excavated and a probable slave quarters foundation and cellar adjacent to the kitchen was partially exposed. The excavations also documented portions of the office foundation, a brick walk and garden gateway.

The District undertook an intensive effort to locate any documents that would add to our knowledge of the Jenkins House and other structures at the plantation. This archival study failed to locate any previously unknown letters, writings, photographs, publications or other sources (O'Bannon 2005). In 2006, the District contracted for a Historic structure report on the Jenkins House to document the original fabric and changes that have occurred through time (Tuk, et al. 2006). This report utilized earlier reports commissioned by the District and by other interested parties.

## **2.0 Purpose and Need**

The purpose of the project is to identify, evaluate and prioritize preservation treatments to be applied to the Jenkins House in order to sustain the existing form, integrity, original fabric and character of the house from the period of significance (1835-1860). The process of identifying, evaluating and prioritizing preservation actions is guided by Section 106 of the National Historic Preservation Act (NHPA), its implementing regulations and other federal standards. Due to the technical nature of this process, the Seattle District's Center of Expertise for the Preservation of Historic Buildings and Structures (CX) was engaged to develop the Preservation Plan. As identified in the Preservation Plan (Appendix A), preservation needs for immediate action are those primarily related to weathering and ongoing water penetration. Common infiltration points for water access include exterior surfaces of masonry, roof, dormers and windows. Potential options to reduce the risk of flooding were also considered. The following section describes preservation objectives developed to aid in the identification and evaluation of appropriate preservation treatments.

## **2.1 Preservation Objectives**

Preservation objectives, taken from the Preservation Plan (Appendix A), were guided by the Secretary of Interior's Standards. These standards are to be followed by any Federal agency when considering actions to properties listed or eligible for listing on the National Register of Historic Places in accordance with Section 106 of the NHPA; the Secretary of Interior's Standards are subsequently referenced by enabling legislation for preservation. Potential preservation treatments were developed and assessed based upon their ability to meet the following objectives:

- 1) Expends funds solely on the preservation of existing original fabric by arresting ongoing or imminent degradation.
- 2) Reverses a non-historic intervention that has compromised the physical status and longevity of the house, and in turn supports historic integrity.
- 3) Provides an accurate record of the building's design, materials and features in anticipation of future loss and the need for replacement or replication.
- 4) Does not jeopardize National Register values or interpretation of archaeological features.
- 5) Does not compromise other historic fabric or that of associated historic properties, or foreclose on long-range preservation or possible restoration goals.
- 6) Does not introduce non-contributing elements or characteristics to the site and landscape that have the potential to further erode the building's integrity of setting, association, and feeling.
- 7) Stabilizes significant character defining features and fabric that may be repaired or restored, should additional historical documentation or funding become available.
- 8) Maximizes<sup>1</sup> available funding according to preservation standards, while avoiding or minimizing invasive treatments.

## **2.2 National Register Status (Constraints)**

The National Register values of the Jenkins House and its associated former outbuildings and landscape features were given primary consideration during the formulation of preservation treatments and floodproofing options. When evaluating potential preservation treatments it is assumed that actions fully support the buildings historic integrity and maintain National Register status. Key features that contribute to the National Register values of Jenkins House include the house itself, the woodland landscape along the Ohio River bottom, and spatial relationships and associations with former outbuildings.

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<sup>1</sup> "Maximize" - Applies available funding in a manner that supports the building's historical values, without introducing invasive treatments that, while potentially protective, stand to adversely affect other aspects of the building's material character and setting.

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The Federal style architecture and simple features of the Jenkins House define its historic character. Foundations now buried once supported component buildings including the summer kitchen, office, and privy which all have ties to the house that demonstrated their use in times past. They demonstrate the property's historic use as part of the working plantation. General Albert Gallatin Jenkins is recognized as a regional military figure associated with the house, the property retains features associated with the events of his life. All of these elements reinforce the historic period and patterns that maintain the plantation character. A complete description of these values and their role in the properties significance is more fully described in Section 2 of the Preservation Plan (Appendix A).

The cumulative effect of past actions has altered the historic setting to a degree that any further adverse effects must be discouraged to avoid potential loss of overall site integrity, interpretive accuracy, and National Register listing. For example, the immediate landscape of the house has already been compromised by a later era railroad and highway, by the modern management of wetland environments, and by the loss of key outbuildings that illustrated the full measure of plantation activity.

### **3.0 Alternatives Considered (Initial Screening)**

Preservation alternatives were formulated with the aid of public and agency input, site and structural assessments, floodproofing guidance exclusions for historic structures, and National Register values of the Jenkins House as described in the following subsections.

#### **3.1 Preservation Plan Formulation**

The Preservation Plan (Appendix A) formulates potential preservation treatments to address both immediate and long-range preservation needs for the Jenkins House, based upon the preservation objectives and evaluation criteria outlined for compliance with Section 106 of the NHPA.

Preservation treatments that can be immediately implemented under the current preservation action, are summarized herein for the purposes of consideration under the National Environmental Policy Act (NEPA). Other long-range and ongoing preservation considerations such as cyclical maintenance and site planning issues are presented only in the Preservation Plan.

The proposed preservation action considered in this DEA is comprised of treatments to remedy water penetration and other areas for immediate preservation action as identified in the Preservation Plan. Primary areas subject to water penetration include masonry (brick, stone, and mortar), gabled dormers, roofing, and windows. The Preservation Plan describes the historical significance of each feature, considers options to address preservation needs, and recommends appropriate preservation treatments. A summary of recommended treatments to be included as a part of the proposed preservation action is as follows:

- Gabled Dormers – removal of non-original dormers is proposed to reduce water infiltration by removal of this common entry point that is not historically accurate and allows for more authentic interpretation of the structure.
- Roofing – replacement of the aging asphalt roof is proposed as one of the most valuable preservation actions which could provide continued protection to the structure from

weathering and stem potential future water infiltration. Use of materials that provides long-life durability with similar visual qualities (color, texture and dimension) to original wood shingles is proposed.

- Masonry (brick, stone and mortar) – total re-pointing of brick, sandstone foundation and partial rebuilding of chimneys with historically appropriate lime-based mortar is proposed to stabilize these elements and stem ongoing damage from past interventions with inappropriate materials. Paint removal is also proposed to facilitate re-pointing of brick, prevent moisture entrapment and incidentally return the building’s exterior to the original un-painted brick appearance.
- Garage/Addition – removal of the non-original garage/addition is proposed to facilitate access to the east side of the building for complete re-pointing of brick and foundation stones, and incidentally removes an element not associated with the historic period of significance.
- Windows – a detailed inventory of window conditions is proposed to be followed with replacement and/or repair of deteriorating elements with historically appropriate materials and design.
- Ventilation (Moisture Infiltration) – the addition of discrete ventilation openings are proposed to address the structure’s ability to maintain proper moisture balance between the interior and exterior in response to seasonal and diurnal changes in temperature and moisture.
- Utility Upgrades (Safety and Hazard Considerations) – attention to relevant electrical system upgrades identified by a certified electrical engineer is proposed to ensure proper function of electrical systems. (This includes minor actions to upgrade or replace circuit breakers, outlets, etc.) Removal of non-historic exterior electrical fixtures is proposed to stop water from migrating into masonry.

The above summary of recommended preservation treatments is based upon the Preservation Plan’s assessment of options to address preservation needs for each feature. Collectively, these comprise the proposed preservation action for the Jenkins House. Possible floodproofing measures that may be incorporated as potential components (or “options”) to the proposed preservation action are considered in the following section. These options are outlined in greater detail in this DEA, as they have the greatest potential to adversely affect the historic structure and are not actions that would typically be proposed under preservation.

### **3.2 Consideration of Flood Risk Reduction Options**

During project scoping, floodproofing was proposed as an essential component of preservation in order to protect federal investments in preservation and potential restoration actions. The emphasis on floodproofing was based on conformance with the National Flood Insurance Program (NFIP) guidance for protecting substantial improvements made to structures in the 100-year flood plain. However, thorough examination of this guidance revealed an exemption from

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floodproofing requirements for historic structures, providing that the proposed improvements do not affect the structure's historic designation (44CFR Sec. 59.1).

The exemption to the substantial improvements requirements is applicable to the Jenkins House, according to FEMA guidance as it meets the following guidelines:

- 1) The building is a historic structure
- 2) Proposed preservation activities would maintain the historic status of the structure
- 3) All possible flood risk reduction measures are considered

Though exempt from floodproofing requirements, potential flood risk reduction measures presented to the public were carried forward for consideration. The option not to floodproof the Jenkins House was added to the array of options to be considered. The history and risk associated with potential flooding at the Jenkins House is considered along with the building's historical context and National Register values.

The first floor of the Jenkins House is at 558.8 feet above mean sea level (amsl) and sits approximately 1.2 feet below the hundred year elevation (560 feet amsl). There is a relatively low risk (1% chance) that the Ohio River would reach this elevation on any given year. Historic hydrologic records show that the Jenkins House has experienced three major floods from 1935 to present. Water levels in the vicinity of the Jenkins House were high enough to have penetrated the first floor elevation in 1937, 1943 and 1948. Earlier flood events have also been reported; however U.S. Geological Survey (USGS) hydrologic data is not available prior to 1935.

The flood event that occurred in 1937 is considered to have been a 500 year event, with the potential to occur once every 500 years or a 0.2% chance it could occur in any given year. Approximately 7 feet of standing water would have been in the first floor of the house during the 1937 flood event. Less than 10 years later, another significant flood event occurred in 1943. The Ohio River reached elevations that would have resulted in 1 foot of flood water standing in the first floor. In 1948 the Ohio River reached the 100-year elevation, again placing water in the first floor of the Jenkins House. Since that time, the Jenkins House has experienced additional high water events but none high enough to reach the first floor or 100-year elevations. Based upon hydrologic predictions, there's an approximate 1.4% chance the Ohio River would reach the first floor elevation of 558.8 feet amsl in any given year.

Damageable materials (such as wood, insulation and electrical work) are those susceptible to water damage in the event of a flood. Non-damageable materials (such as stone and concrete) can withstand flooding without damage. In the case of the Jenkins House, preventing loss of historic fabric is the primary preservation concern. Due to original historic fabric that was replaced following past flood events, there is little concern that additional fabric could be lost to a 100-year flood. Damageable historic fabric that remains in the first floor includes wood floors, moldings and trim; we assume all plaster on the first floor was replaced at some time between 1913 and the 1940s, following the historic flood events. Some of the fireplace surrounds, door casings and moldings were also likely replaced with materials that conform to the architectural design of the 1930s-1940s. Interior furnishings provided for display by the West Virginia Division of Culture and History (WVDCH) Museums are also subject to potential flood water



damage. Some original wood floor joists have sustained termite damage over the years, and were reinforced in 1992 to provide structural stability to these materials that are subject to flood damage. Non-historic materials subject to flood damage in the basement include non-original plaster on walls, heating and cooling equipment, electrical wiring and ductwork.

Potential measures to reduce flood damages were considered and include the following options: No Floodproofing, Floodwall, Levee, Raise in Place, Raise in Place with 2 ft fill, Raise in Place with 7 ft fill, Relocation, Veneer Wall. General design concepts were used to generate preliminary cost, engineering and environmental feasibility considerations to augment the discussion of floodproofing options. The ability of potential floodproofing measures to maintain the National Register values of the Jenkins House and meet preservation objectives was paramount in their evaluation and screening. Flood risk management options may offer anticipatory protection from future flooding, but a flood threat should also be evaluated within the context of other threats posed to a historic property. It is important to consider the harm posed by a flood protective measure itself to the property's physical and historical integrity. The evaluation matrix (presented as Table 2 on the following page) summarizes the screening of floodproofing options against preservation objectives. Based on this screening and accompanying discussion of options, the floodproofing options that best meet preservation objectives are to be incorporated into preservation alternatives.

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**Table 2. Screening Matrix.** Initial Screening of Floodproofing Options against Preservation Objectives. *Objectives adopted from the Preservation Plan and based upon evaluation of effects criteria under Section 106 of the National Historic Preservation Act.*

✓ = Meets objective

— = Does not meet objective

~ = Partially meets objective

N/A = Objectives not directly related to floodproofing options, but to other preservation actions.

	Preservation Objectives	Floodproofing Options						
		Floodwall	Levee	Raise in Place	Raise w/ 2ft fill	Raise w/ 10 ft fill	Relocate	No Flood-Proofing
1	Expends funds solely on the preservation of existing original fabric by arresting ongoing or imminent degradation	—	—	—	—	—	—	✓
2	Reverses a non-historic intervention that has compromised the physical status and longevity of the house, and in turn supports historic integrity.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3	Provides an accurate record of the building's design, materials and features in anticipation of future loss and the need for replacement or replication.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4	Does not jeopardize National Register values or interpretation of archaeological features.	~	~	—	—	—	—	✓
5	Does not indirectly compromise other historic fabric or that of associated historic properties, or foreclose on long-range preservation or possible restoration goals.	—	—	—	—	—	—	✓
6	Does not introduce non-contributing elements or characteristics to the site and landscape that have the potential to further erode the building's integrity of setting, association, and feeling.	—	—	—	—	—	—	✓
7	Stabilizes significant character defining features and fabric that may be repaired or restored, should additional historical documentation or funding become available.	—	—	—	—	—	—	✓
8	Maximizes available funding according to federal preservation standards, while avoiding or minimizing invasive treatments.	—	—	—	—	—	—	✓

## **No Floodproofing**

*Though the “No Floodproofing” option was the last to be developed and considered, it is presented first as it fully meets preservation objectives and was not presented as an option available for public comment during initial project scoping.*

### Description

The option not to floodproof the Jenkins House, when incorporated with the proposed preservation action, would entail preserving the structure in place without introducing any floodproofing measure. Potential flood risk management methods that were considered, but are not included as a part of this option included elevating utilities and Heating, Ventilating and Air Conditioning (HVAC) ductwork currently located in the basement above the 100-year flood elevation. Relocation of electric utilities out of the basement is not recommended as it would eliminate basement lighting that allows routine maintenance, security and visitor access and interpretation in the basement floor. Heating and cooling of the first floor is achieved through the HVAC equipment located in the basement. Removing the HVAC from the basement and installing a new high force velocity system from the attic to the first floor was considered. However, this technology would require directing 8-10 inch feed and return trunk lines from the attic through the second floor and into the first floor. These features pose potential harm and unwanted non-historic alterations to the interior, and therefore are not included as a proposed flood risk reduction measure. Retrofitting damageable materials such as wood and plaster with synthetic moisture resilient materials was considered to be inappropriate due to potential loss and alteration of historic wood floors, molding etc. Detailed drawings and photographs of existing features has been performed in a fashion similar to the Historic American Building Survey (HABS) to inventory and provide accurate documentation for potential future replacement or repair of features.

Without implementation of flood risk reduction measures, the occurrence of a 100-year or other significant flood event could cover the first floor of the structure. Preservation measures to minimize flood harm, such as post flood cleaning and drying of the structure, are considered appropriate. The Preservation Plan (Appendix A) contains additional recommendations available for reference and use in post flood responses to potential flooding. The Corps anticipates responses to flooding by the Corps, DNR, WVDCH, with the assistance of volunteers and members of the Greenbottom Society. During unexpected natural disasters (such as a 100-year flood), the Corps re-allocates funds to address issues in a prioritized manor. The Corps has initiated consultation with involved parties to formalize plans for post flood actions.

### Screening Considerations

Unlike other floodproofing options, the “No Floodproofing” option does not offer anticipatory measures to reduce potential flood damages to the 100-year flood elevation but it does accomplish established preservation goals. It allows available funds to be directed towards immediate preservation needs and represents the least invasive option that avoids potential adverse effects to the historic structure. This option allows the Jenkins House to remain within its existing context and maintain historic relationships to former outbuildings without further altering the landscape or intruding upon the setting with non-historic elements. Stabilizing preservation treatment to be applied with this option supports authentic interpretation of the site.

Impacts to archaeological features and associated costs for additional investigations would be avoided. Preservation funds would be available for maximum use to address immediate preservation needs in keeping with preservation standards.

In the event of a flood, mud and silt deposits are likely to be left in the structure as flood waters recede. Following recession of floodwaters, cleaning of mud and silt deposits and drying are actions that can be taken to minimize water damage to materials. Materials such as wall plaster, window casings and wood floors often swell and shrink when inundated which may result in warping and may require re-finishing or replacement. Accumulation of drift and debris left by floodwaters also requires exterior clean-up.

Significant past flood events serve as a general predictor for the potential damages that may be incurred by future flooding. The Jenkins House has not sustained unmanageable or severe structural damages from past flood events. It is anticipated that the house would survive potential future flooding in the same manner. Original historic fabric that has been lost to past flood events includes a number of fireplace surrounds, door casings and moldings. Remaining original fabric susceptible to potential future flood damage includes aged hardwood floors and select moldings and trim. Modern appurtenances in the basement including electrical wiring, HVAC equipment and ductwork would likely need replaced following a 100-year event. The development of post flood clean-up recommendations offers readily accessible guidance for potential future preservation responses to minimize harm from flooding. This option allows responses to flooding without posing the potentially adverse effects to the historic structure and setting presented by other floodproofing options. Because this option fully meets identified preservation objectives, it was carried forward to be incorporated into preservation alternatives for detailed evaluation.

## **Floodwall**

### Description

Construction of a floodwall to protect the Jenkins House from a 100-year flood event would require installation of a 12-14 foot high reinforced concrete T-Wall with operable gates to close off water during an event. The edge of the floodwall would be approximately 70-260 linear feet from the perimeter of the Jenkins House. A storm drainage system including catch basins, pipe, portable pumps, and headwalls would be required to maintain positive draining on the interior of the wall. These features, along with the gate closure, would require personnel to be on-site for operation during a flood event and require maintenance. (See Appendix B, Figure B.1).

### Screening Consideration

Construction for the proposed floodwall would encompass an area of approximately 3 acres surrounding the Jenkins House. Riparian areas adjacent to Turkey Creek would remain intact and temporary construction impacts would extend approximately 120 feet north just to the perimeter of the existing wetland. However, the surrounding landscape would be denuded from removal of trees for construction of the floodwall.

Construction of a floodwall to surround the Jenkins House would present a stark engineering feature that visually intrudes upon the historic setting with a non-historic element. This added

element would alter original and remaining landscape views and the setting in such a way as to jeopardize the National Register values of the structure. Due to the potential adverse effects of a floodwall to the historic landscape, it would be an unacceptable flood protection measure. The location of archaeological features within the floodwall alignment are not entirely known. However, potential adverse impacts to archaeological features would likely be extensive given the level of ground disturbance for floodwall construction. This is the most costly floodproofing option considering estimated project cost (\$3.1 Million for construction and additional archaeological investigations) and time required for detailed engineering and implementation. Though a floodwall would protect the Jenkins House to the 100-year flood elevation, it would involve the extraneous use of preservation funds directed towards an action that does not meet preservation specific goals. The issue of applying a flood protection measure is by definition, "protection." But it is not preservation, because preservation actions or treatments are applied directly to the historic fabric or setting of a historic property. Preservation actions are intended to have mostly immediate (measurable) results. A flood protection device is a speculative intervention in that we cannot predict whether the measure would truly protect the building - and when or if it would be needed. A flood protection device has no immediate measurable benefit for the historic property and its potential success cannot be known. But it does have immediate adverse effects on the property's significant National Register qualities of setting, association, feeling, etc. For these reasons the floodwall option was dismissed from further consideration.

## **Levee**

### Description

This option entails placing an earthen levee around the grounds of the Jenkins House with a gate closure at the entrance drive. Approximately 1,340 linear feet of levee would be needed to surround the house at an average height of 14 feet, in a configuration similar to that of the floodwall. A levee does not provide passive flood protection; to function during a flood event personnel are required to be onsite for operation of gate closures (considered preferable to ungainly and more intrusive road access over the levee), sluice gates on catch basins, and to ensure proper placement and function of portable pumps. (See Appendix B, Exhibit CGA04).

### Screening Considerations

With the incorporation of construction work limits, levee construction would encompass an area of approximately 6.75 acres surrounding the Jenkins House. The base of the levee would extend to the boundary of Turkey Creek to the west and north to the wetland boundary. Fill material would come from an off-site source, either commercially or from an identified borrow area. Construction activities would require that all trees and landscaping immediately surrounding the structure be removed. It would involve clearing the riparian area adjacent to Turkey Creek and temporary impacts extending approximately 75-100 feet into the existing wetland boundary. Levee maintenance and exterior drainage and seepage issues would require further investigation to determine the appropriate boundary delineations for adjacent waterways and wetlands. Permanent impacts to the adjacent wetland and Turkey Creek could result from the need to maintain a dry operable area around the exterior of the levee. The levee option would be the most environmentally damaging of the flood risk reduction options given the extent of intrusion into adjacent stream and wetland.

A levee would protect the structure and immediate surrounding property from water encroachment to the 100-year flood elevation. Use of natural materials makes the appearance of a levee potentially less stark than the floodwall. However, the height and close proximity to the house would pose the same severe intrusion and alterations to the historic setting and landscape as the floodwall. The effects of a levee would serve as a barrier isolating the house from the historic setting and inhibiting interpretation of the site. Potential adverse impacts to archaeological resources in the vicinity of the house would necessitate additional investigation. Estimated overall cost for levee flood protection is approximately \$1.7 million (for construction and additional archaeological investigations). Like the floodwall, this option would not maximize the use of available funds or meet outlined preservation objectives. The only levee alignment that would not disrupt the historic setting would be one that is not visible from the house. The cost for an extensive structure beyond that described here is also considered to make incompatible use of preservation funds. The levee option would not achieve the preservation objectives due to adverse effects to the historic setting, archaeology and investment of funds for a preventative measure that could otherwise be used on preservation treatments directly applied to the structure. For these reasons it was dismissed from further consideration.

### **Raise in Place**

#### Description

This option involves raising the first floor and its supporting joists above the 100-year flood elevation (560 feet amsl) by making the foundation walls 3 feet taller. The foundation walls would be removed, concrete footers poured, and the stones of the walls reconstructed. The first floor of the house is now at 558.8 feet amsl and is approximately 5 feet above the ground surface (553 feet amsl). The present ground surface is 1 foot higher than it was when the house was built, due to accumulations of sediments over the last 175 years. When the house was built, the first floor was approximately 6.22 feet above the ground surface; it is now at 5.22 feet. After raising-in place, the first floor would be 8.22 feet above the present ground surface, an increase of 2 feet over the original relationship. The top of the stone foundation and the base of the brick structure of the house is now about 3.5 feet above the ground surface and would sit about 6.5 feet above the ground surface if the structure is raised 3 feet. The interior height of the basement would change from 7 feet to 10 feet. If the interior walls of the basement continue to have a plaster cover then the new concrete footer interface with original stone foundation would not be visible from the basement interior. The two fireplaces in the basement could be dismantled and rebuilt if necessary. Raising the structure would elevate the first floor above the 100-year level and allow lower levels (the basement) to be inundated. It is a passive floodproofing measure that requires no additional operation or maintenance, but would still require some post-flood actions.

#### Screening Consideration

Potential environmental effects of the Raise in Place option would be limited as they would be confined to the immediate lawn area (25-50 feet from the house) during construction. In some cases, historic structures can be successfully raised out of the 100-year floodplain.

The following are fundamental factors used to determine the potential effects of raising:

- Proposed height
- Effects on original design qualities

- Effects on functional interrelationship with former outbuildings
- Resulting relationship to the historic landscape
- Effect of overall visual change in context with other alterations or intrusions to the setting.
- Effects on prehistoric and historic archaeology adjacent to the house

The proposed 3 foot raise of the stone foundation above the present grade (though only 2 feet above the historic grade) would create an unbalanced and awkward visual representation by exaggerating the vertical scale of the foundation that would place the main floor 8 feet above the ground surface. It would present a non-historic first-story appearance to the basement compared to the original design of the first and second stories. The raise would also require the extension of stair entrances, adding another non-historic relationship to the structure. Raising the structure may also damage historic masonry and mortar similar to what would be expected with moving the structure and would impose a non-historic 3 foot high section of stone in the foundation. The interior height of the basement would be increased from 7 feet to 10 feet, distorting the original spatial relationship. Overall, the Raise in Place option would adversely affect the historic relationship of the building to the landscape by changing immediate stairway access and distorting relationships between the house and former outbuilding remnant foundations. The final, and perhaps most important, consideration is that raising the house would further alter the historic landscape that has already been compromised by the nearby railroad, highway lines, and modern structures.

Raising the structure in place would have adverse effects on historic and prehistoric archaeological deposits proximate to the basement during excavation to remove stones and place footers for the foundation walls. Additional archaeological investigations that would be required to undergo this effort would involve excavation of 2 meter wide trenches along all exterior walls of the house and 1 meter wide trenches along all interior walls of the house. While these investigations would yield information on construction of the basement, such information is not a part of the intent for the proposed preservation actions. Further, archaeological investigations would explore only portions of the surrounding prehistoric site not likely sufficient to allow full understanding of this important resource. Approximate cost for additional archaeological work would be \$300,000.

Estimated cost for raising the structure is \$200,000 (which does not account for design cost). With the added cost of archaeological work, the overall cost of this option is approximately \$500,000. The Raise in Place option does not meet preservation objectives due to the further endangerment and harm it poses to original fabric and sensitive archaeological deposits; the introduction of non-contributing characteristics to the basement interior and foundation scale; and the potential to disrupt the building's original context within the landscape. Raise in Place does not maximize the use of available preservation funds, as resources would be diverted towards addressing potential adverse effects archaeological resources that could otherwise be applied towards preserving of existing original fabric and immediate preservation needs. For these reasons, this option was dismissed from further consideration.

### **Raise in Place with 2ft fill**

#### Description

This would involve raising the house as described in the Raise in Place option, and backfilling around the house to mask the visual effects of the raise upon the exterior and achieve an approximate contour of the existing site. Two feet of random fill would be placed around the house to bring the ground elevation to 556.0. (See Appendix B Exhibit CGA02).

#### Screening Considerations

The effects of this action would be similar to those for Raise in Place without backfill except for the following:

- The relationship of the first floor to the ground surface would be restored to 6.22 feet as it was when the house was built.
- The basement windows would need to be moved up higher in the basement walls.
- The exterior basement entrances would need to be reconfigured to the new ground surface.
- Placement of 2 feet of fill would encapsulate the prehistoric and historic archaeology in the vicinity of the house, protecting these materials and features from damage. This cover would also inhibit possible future exposure of extant foundations of the outlying structures such as the privy, office, kitchen, presumed slave quarters, and sidewalk.

Placement of approximately 700 cubic yards of fill would increase project cost by approximately \$50,000, with the attempt to mask the visual affects of the raise upon the exterior. The reconfiguration of basement windows and entries to accommodate the fill would alter the relationships of those entries to the ground surface. Fill would also bury former outbuilding foundations, thereby voiding historical interpretation of these features and the role they played on the plantation. For these reasons, and for those stated above for the Raise in Place option, this option has been dismissed from further consideration.

### **Raise in Place with 7ft fill**

#### Description

This option was considered as a result of public interest in the possibility of raising the entire structure (including the basement) and site above the 100-year flood elevation. This option would entail raising the house 7 feet on block and placing 7 feet of random fill around the house to bring the ground elevation above the 100-year flood elevation (561 feet amsl). There would be a 10 foot wide bench around the house, with slopes from top of the new fill to the existing ground varying from 15% to 17%. Approximately 6,000 cubic yards of fill would be needed. (See Appendix B Exhibit CGA01). This option increases project cost by approximately \$350,000 for placement of fill, resulting in an overall project cost for construction and additional archaeological investigations of approximately \$850,000.

#### Screening Considerations

This option would elevate both the structure and the basement above the 100-year floodplain. Placement of fill for this option would extend to the boundary of the adjacent stream and wetland. This option would severely alter the setting by complete removal of surrounding trees and landscaping, and re-positioning the house atop a newly engineered fill. The house would be



raised dramatically out of its original context, creating a non-historic relationship to the surrounding landscape. Former outbuilding foundations would be deeply buried beneath the fill, and the newly created (non-historic) rise would interrupt the historic setting and produce an inaccurate portrayal of the structure and former outbuildings to the historic agricultural landscape. Critical links to archaeological features in the ground would be lost and buried out of reach for meaningful interpretation of the site and its uses. This option was dismissed from further consideration for these reasons and for those previously stated for the Raise in Place and Raise in Place with 2 ft fill options.

## **Relocation**

### Description

Relocating the structure would involve placing support beams under the floor joist and disassembly of the foundation to allow overland transportation of the house to be re-established at another location above the 100-year flood elevation.

### Screening Considerations

Some historic properties can be relocated with minimal impact to National Register values, specifically when their significance is not heavily dependent upon original location. The Jenkins House's existing location along the Ohio River bottom in an agricultural and woodland setting is key to the building's significance and ability to communicate its role as a former plantation, as presented in the National Register nomination. Though relocation could be achieved to re-create a more remote and primitive ambiance with landscape features to screen modern intrusions that detract from the historic setting (railroad, highway, power lines and nearby housing developments), relocation is not recommended. Relocation of the structure would likely jeopardize the building's National Register listing. It would be difficult to justify that the building's significance is not directly tied to its original setting and that a new location could accurately recreate the features of the original setting. Additionally the building would be completely removed from its original connection to former outbuilding foundations; the relationship to archaeological features that contribute to its significance could not be recreated at a new location. Potential physical harm would also be posed through the act of moving the brick structure as they are more difficult to move successfully than frame construction. For these reasons, this alternative was dismissed from further consideration.

## **Veneer Wall**

### Description

A veneer wall is a waterproof membrane that is bonded to the exterior of a structure, and then protected by a layer of brick or stone. Veneer walls are designed to seal and block water penetration during high water events. However, they do not provide any structural stability to withstand the forces of floodwaters against the structure.

### Screening Consideration

This floodproofing option is not structurally feasible to implement at the Jenkins House because the required height of a veneer wall would significantly exceed the maximum recommended height (5 feet), according to engineering standards. Additionally, the structural stability of the

house is not considered adequate to implement this method. Therefore, this option was dismissed from further consideration.

### **3.3 Alternatives Evaluated in Detail**

Common to all of the alternatives are those preservation treatments presented in Section 3.1. In addition to these preservation actions, appropriate floodproofing options would be integrated as components to alternatives for further evaluation in detail. Flood risk reduction options of a floodwall, levee, veneer wall, relocation of the house, or to raise the building and fill the surrounding landscape would adversely affect elements contributing to the National Register values of the structure. These potential floodproofing options did not fulfill preservation objectives, nor the overarching standard that preservation treatments should not adversely affect the historical and architectural qualities of the Jenkins House, associated archaeological features and landscape. Unlike other options, the “No Floodproofing” option could be incorporated into a preservation alternative that would not cause adverse effects to the National Register status of the property.

#### **Proposed Action - Preserve in Place**

##### Description

The proposed action (Preserve in Place Alternative) would involve applying preservation treatments to the Jenkins House as recommended in the Preservation Plan and described in Section 3.1, and reinstated below. The least invasive measure to address flooding is the option not to floodproof the structure but rather allow for clean up following an event. This “no floodproofing” option is incorporated with the proposed action.

- Gabled Dormers – removal of non-original dormers is proposed to reduce water infiltration by removal of this common entry point that is not historically accurate and allows for more authentic interpretation of the structure.
- Roofing – replacement of the aging asphalt roof is proposed as one of the most valuable preservation actions which could provide continued protection to the structure from weathering and stem potential future water infiltration. Use of materials that provides long-life durability with similar visual qualities (color, texture and dimension) to original wood shingles is proposed.
- Masonry (brick, stone and mortar) – total re-pointing of brick, sandstone foundation and partial rebuilding of chimneys with historically appropriate lime-based mortar is proposed to stabilize these elements and stem ongoing damage from past interventions with inappropriate materials. Paint removal is also proposed to facilitate re-pointing of brick, prevent moisture entrapment and incidentally return the building’s exterior to the original un-painted brick appearance.
- Garage/Addition – removal of the non-original garage/addition is proposed to facilitate access to the east side of the building for complete re-pointing of brick and foundation stones, and incidentally removes an element not associated with the historic period of significance.

- Windows – a detailed inventory of window conditions is proposed to be followed with replacement and/or repair of deteriorating elements with historically appropriate materials and design.
- Ventilation (Moisture Infiltration) – the addition of discrete ventilation openings are proposed to address the structure’s ability to maintain proper moisture balance between the interior and exterior in response to seasonal and diurnal changes in temperature and moisture.
- Utility Upgrades (Safety and Hazard Considerations) – attention to relevant electrical system upgrades identified by a certified electrical engineer is proposed to ensure proper function of electrical systems. (This includes minor actions to upgrade or replace circuit breakers, outlets, etc.) Removal of non-historic exterior electrical fixtures is proposed to stop water from migrating into masonry.

#### Screening Considerations

Collectively, proposed preservation treatments included in the proposed Preserve in Place alternative meet stated preservation objectives. These actions would involve standard home improvement type actions to be implemented to the structure. Preservation funds are utilized to sustain existing original fabric, and not jeopardize associated features through the addition of non-contributing elements or disturbance of buried archaeological remnants. National Register values of the structure and its elements would be retained. Rather, non-historic features would be removed and replaced with historically appropriate materials. Documentation of features has already been achieved during the preservation planning effort in anticipation of potential future restoration or necessary repair or rehabilitation to features. Because these actions meet identified preservation objectives, this alternative is to be carried forward for detailed evaluation.

#### **No Action**

##### Description

Under the No Action alternative the preservation actions as described in the Proposed Action (Preserve in Place alternative) would not be implemented. Rather than incorporating preventative preservation measures to arrest or minimize ongoing deterioration to original fabric, the No Action alternative would involve continued routine maintenance of decaying or deteriorating features.

#### Screening Considerations

This alternative serves as a basis for comparison of other alternatives and must be considered and carried forward for detailed evaluation as prescribed under NEPA. It does not incur any cost for immediate implementation, nor pose any direct adverse effects to cultural resources. Although it touches upon outlined preservation objectives, the No Action alternative is a passive preservation approach that does not seek to reduce or prevent harm to the original historic fabric. As a result, the No Action alternative may result in the future inadvertent loss or endangerment of original features and fabric due to lack of funds for applying necessary preservation treatments.

#### **4.0 Existing Conditions and Environmental Consequences**

*This section is intended to provide a description of the environment of the project and surrounding areas potentially impacted (either beneficially or adversely) by the Preserve in Place and No Action alternatives. A limited number of resources may be affected due to the nature of the work associated with the preservation actions. Preservation efforts would involve typical home improvement activities. The “footprint” of these activities may extend within 25 feet of the structure and would be confined to the immediately surrounding lawn area maintained around the Jenkins House. The area would be used for staging of supplies and materials for garage demolition, masonry, widow and roof work. Therefore, only resources determined to pertain to the project area and scope are summarized in this assessment. Other resources were considered such as fish and wildlife, water quality, Threatened and Endangered species, etc. These resources were excluded from analysis because they were not a part of the project environment and they would not be impacted by the project. Chief among resources to be potentially impacted by proposed preservation actions is the Jenkins House itself (considered a Cultural Resource).*

#### **4.1 Cultural Resources**

The Jenkins House would benefit from the proposed Preserve in Place alternative. Proposed preservation actions are expected to both reduce potential future harm to original fabric and features of the structure and maintain the structure within its existing setting. The Preservation Plan captures all of the anticipated improvements and benefits to key features of the house including the roof, windows, masonry, and utilities. The original fabric and features of the Jenkins House would not be impacted by the proposed preservation actions. Instead, non-original fabric and features would be removed and would be replaced with materials appropriate to the period, in appearance, style and techniques of the original. The result would be beneficial to the preservation of the structure and to its aesthetics, returning the Jenkins House more closely to its appearance during the 1835-1860 period of significance.

The house and its dependency structures were built on an archaeological site, recorded as 46CB41. The Huntington District has previously conducted test excavations to locate the remains of Jenkins House dependency structures and to establish the nature and extent of 46CB41. 46CB41 is known to contain artifacts and features including materials that date to the early and late Woodland periods and the late prehistoric period as well as historic period artifacts and features related to the Jenkins house. The Huntington District has determined that 46CB41 is eligible for listing in the National Register of Historic Places. Important archaeological features of former outbuildings would be untouched by both the Preserve in Place and No Action alternatives. These and other historic and prehistoric archaeological resources would remain in place for future interpretation and study as needed.

The Preserve in Place alternative is expected to meet historic preservation goals by protecting, repairing, and maintaining original historic fabric and features to their fullest extent. An added benefit is that the public would be ensured of an authentic and historically accurate portrayal of the property. This would be achieved by removal of materials and elements such as dormers,

office addition, and paint that are detrimental to the health of the building, and do not date to the period of significance.

#### **4.2 Social Effects**

The Jenkins House serves as a regional historical attraction that is open to the public daily for interpretation and offers annual events that draw visitors as well. Currently the WVDCH maintains operating hours at the Jenkins House from 10am-4pm on Tuesday – Saturday. Seasonal programming events noted by the WVDCH typically include: Heritage Day Events (September), Fall Civil War encampment (dependent upon availability of re-enactors), Holiday Event (December), Civil War encampment (May). According to information provided by the WVDCH site manager, peak visitation coincides with the months of scheduled events - May, September, October, and December (Bogges 2007). The site manager records also indicated that from 2002-2007, average monthly visitation ranging from 85-135 visitors during peak months. Estimated attendance to scheduled events can vary depending on the weather and other events scheduled. The site is least frequented by visitors in the period from January-April. The lowest recorded visitation occurred in the winter/spring of 2002, which no visitors were recorded at the site. The greatest number of guests (566 visitors) was recorded in September 2005.

Under the No Action alternative, there would be no impacts to the operating schedule or availability of the house to the public. Implementation of the Preserve in Place alternative would likely involve temporary and intermittent closures of the museum, particularly during exterior masonry paint removal, demolition and roofing activities. Public access to the site would be limited during these times and would likely result in temporary decrease of visitation to the site. Visitation is anticipated to resume and upon completion of the proposed action. The timing and duration of these closures would likely be less than a series of weeks to a few months. These closures would be coordinated closely with the WVDCH and posted for public notice.

#### **4.3 Floodplain Management**

Executive Order 11988 provides guidance to federal agencies to avoid, where practicable, adverse impacts associated with occupancy and modification of floodplains. Federal agencies should further avoid supporting development within the floodplain. In the event structures and facilities are constructed in the floodplain, they should be compliant with National Flood Insurance Program (NFIP). New construction or rehabilitation should be done with accepted floodproofing or flood protection measures (with preference given to elevating structures rather than filling in the floodplain). Conspicuous delineation of past and probable flood heights is recommended for properties utilized by the general public that have suffered flood damage or are in an identified flood hazard area to enhance public awareness.

FEMAs Floodplain management criteria for flood-prone areas (44CFR Part 60.3 (c)(3)) requires that all substantial improvements of non-residential structures within flood zones on the communities Flood Insurance Rate Map either have the lowest floor (including basement) elevated to or above the base flood level or, be designed so that below the base flood level the structure is water-tight with walls substantially impermeable to the passage of water. However, historic structures are exempt from the floodproofing requirement, providing that the proposed improvements do not affect the structures' historic designation (44CFR Sec. 59.1).

The exemption to the substantial improvements requirements is applicable to the Jenkins House as it meets the following guidelines: 1) the building is a historic structure, 2) proposed preservation activities would maintain the historic status of the structure, 3) All possible flood risk reduction measures are being considered (e.g. locating mechanical and electrical equipment above base flood elevation) (FEMA 2005b).

#### **4.4 Wetlands**

Executive Order 11990 directs federal agencies to avoid to the extent possible the long and short term adverse impacts associated with the destruction or modification of wetlands and to avoid support of new construction in wetlands where there is a practicable alternative.

A series of wetlands are maintained throughout the 836 acre tract purposed for mitigation of ecological impacts to the R.C. Byrd Replacement. Wetlands were developed in areas by increasing soil moisture and seasonal inundation to Bottomland Hardwoods through dike construction. Existing wetlands throughout the site are comprised of open water, shrub and wooded wetlands. The nearest wetland lies approximately 115 feet from the Jenkins House with water levels maintained by the WVDNR. Neither the proposed action nor the “No Action” alternatives would intrude upon this area, which should therefore remain unaffected.

#### **4.5 Hazardous, Toxic and Radioactive Waste (HTRW)**

Lead-based paint (LBP) is a toxic material commonly found in historic structures due to the use of lead in paint manufacturing until 1978. Lead content was confirmed on the painted brick exterior of the Jenkins House in samples collected from the north and south elevations during the masonry assessment (Speweik 2007). In accordance with 40 CFR 261.24, the level of lead-based paint that would be involved in disposal is classified as hazardous. Human health concerns from exposure to lead are generally reserved for residential structures and are highest for children that may ingest dust particles or chew on lead coated surfaces (Park 1995). Sites such as playgrounds, daycare facilities or housing areas are regulated by HUD and the EPA for proper remediation in areas of frequent and prolonged contact.

The Proposed Action would involve removal of paint from exterior masonry surfaces. Typical LBP removal methods, such as sandblasting, are not appropriate given the need to preserve original brick exterior of the historic house. The National Park Service provides some recommendations on appropriate methods for removal of lead paint in historic housing, in Preservation Brief 37. Proposed paint removal methods may involve application of solvents, rinsing with water, and capturing rinse water for disposal, similar to the technique used by U.S. Heritage Group during the masonry assessment. Following removal, the paint and the wastes would have to be disposed of as a hazardous waste. Removal and disposal in accordance with all applicable regulations would involve proper containerization, marking, manifesting on a hazardous waste manifest, and disposal at a hazardous waste facility. This would result in the permanent removal and containment of LBP from the structure.

Human exposure to lead would be during paint removal through vapor emissions (if removal method involves use of solvents) and airborne particles primarily to workers involved in

masonry paint removal. Special containment, disposal and worker safety standards as described in the Occupational Safety and Health (OSHA) regulations 29 CFR1926.62 would be incorporated into design and implementation documents. Such specifications are outlined in the Unified Facilities Guide Specifications (UFGS-02 82 33.13 20) which include provisions for ventilators and/or special protective clothing for workers, field quality control testing of air and surrounding soil before, during and after paint removal as well as documentation of cleanup and disposal. Lead based paint removal and disposal is to be performed in accordance with these standards.

The painted exterior masonry surfaces have been deteriorating over time through flaking, chalking and/or weathering. This deterioration has potential to contaminate soils directly surrounding the structure with lead. Soil testing is to be performed to determine the concentration of lead in surrounding soils to determine if any further action is needed. Based upon results of sampling, appropriate measures would be incorporated into the proposed action.

The proposed action may include removal of a 1930's kitchen/office addition, with the potential to encounter asbestos-containing materials. An asbestos inspection was conducted by the Corps' Environmental and Remediation Section on samples taken from building materials throughout the structure on February 15, 2008. No asbestos-containing materials were identified from the samples taken and therefore no additional consideration is needed.

Under the No Action alternative, exterior masonry surfaces would remain painted with the covering of underlying LBP surfaces by the outer non-LBP layers. Gabled dormers and office addition would remain intact. Continued weathering and deterioration of LBP from these exterior painted surfaces would continue over time.

#### **4.6 Air Quality**

The Clean Air Act (40 CFR Part 93), as amended in 1990, requires the U.S. Environmental Protection Agency (EPA) to set National Ambient Air Quality Standards (NAAQS) for pollutants considered harmful to public health and the environment. The West Virginia Department of Environmental Protection (DEP), Division of Air Quality (DAQ) website provides a listing of West Virginia's attainment status with the NAAQS. Ambient standards are set for ozone (O<sub>3</sub>), particulate matter, sulfur dioxide (SO<sub>2</sub>), carbon monoxide (CO), nitrogen oxides (NO<sub>x</sub>), and lead (Pb). As of June 2004 the U.S. Environmental Protection Agency (EPA) has formally designated Cabell County as a non-attainment area for the 8-hour ozone NAAQS with federally approved air quality maintenance plans in place under 40CFR Part 93. The area is considered to be a maintenance area for 8-hour ozone, which requires that levels for general conformity (100 tons/year) are not exceeded. Cabell County is also designated as a non-attainment area for Particulate Matter (PM<sub>2.5</sub>) NAAQS. The county is in attainment or is not classifiable for all other NAAQS. Direct emissions and fugitive dust contribute to PM<sub>2.5</sub> levels, having SO<sub>2</sub> and NO<sub>x</sub> as identified precursors.

Major sources of lead emissions have historically been from vehicle fuels containing lead; metals processing is a major source of lead emissions today. NAAQS standards are set for a quarterly average of 1.5 micrograms/cubic meter. According to the EPA website, both the National and

State Annual Maximum Quarterly Averaged are reported to be well below the National Standard range between 0.0 and 0.25 from 1990-2006. Limited lead paint removal at the Jenkins House is unlikely to contribute a significant amount of lead emissions either to the State or the National Average. The Preserve in Place alternative may involve the use of a single piece of construction equipment for demolition of the modern addition, for less than a month. Direct emissions would be lower than the de minimis levels of 100 tons/year. The Preserve in Place alternative would not exceed de minimis levels of direct or indirect emissions of a criteria pollutant or its precursors. The No Action alternative would have no impacts to air quality.

#### **4.7 Environmental Justice**

Under Executive Order (EO) 12898 “Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations,” federal agencies are directed to identify, address, and avoid disproportionately high and adverse human health or environmental effects on minority and low income populations. The nature of preservation actions for the Jenkins House is related to home improvement activities to stabilize original historic fabric of the structure, no actions would be directed towards other human habitations aside from the Jenkins House. There would be no effect to minority or low income populations.

#### **5.0 Cumulative Effects**

*Cumulative effects are defined as, “the impact on the environment which result from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-federal) or person undertakes such other actions” (40 CFR 1508.7).*

##### Scoping Cumulative Effects Issues

Based on a thorough review of the project and scoping efforts, cultural resources are the only resource associated with this federal action with the potential for cumulative effects. This cumulative effects analysis, therefore, focuses on the Jenkins House and adjacent prehistoric sites as the significant cultural resource to be affected by past, present and reasonably foreseeable actions. As a listed property on the National Register of Historic Places, the Jenkins House is recognized as a one of the Nation’s noteworthy historic sites. The borders of the original plantation boundary are considered the appropriate geographic boundary for cumulative effects considerations, given that the activities on the plantation contribute to its significance. Changes to the historic plantation grounds must be considered within the context of its present surroundings to determine what past actions have altered landscape features and other elements that contributed to the character of a former plantation. The temporal boundary for this analysis is for a typical planning horizon of 25 to 30 years.

Built in the 1830s, the house passed from family ownership a hundred years later and since has been occupied by others who have modified some of the historic features of the building. Other past actions have also indirectly affected the Jenkins House through altering the historic setting. Modern developments to the south of the Jenkins House include the addition of the railroad, widening and modernization of State Route 2, power lines, and residential construction. To the north, the structure is bordered by the Greenbottom Wildlife Management Area along the Ohio River bottom; this area has been altered through the modern management of wetlands and



wildlife food plots. Original outbuildings and other plantation features are no longer visible, only buried archaeological foundations remain. The house and property was purchased by the Corps of Engineers in 1989 as mitigation for impacts associated with the new lock construction at R.C. Byrd Lock and Dam. Since then, the house has suffered some weather damage associated with reduced maintenance.

These past effects were considered closely during current planning efforts. During development of floodproofing options and preservation alternatives, prime consideration was given to actions that would not further adversely affect the historic property. Floodproofing options were an important direct effects concern for their potential to impact to the sustainability of the site's historic character in light of many of the changes to the historic context of the site. Potential adverse effects to the historic structure and setting were avoided through elimination of invasive floodproofing options.

Unlike other locally significant historic resources the original landscapes of which have been fragmented and parceled off into lots, the Jenkins House remains within a relatively undeveloped portion of its original landscape. Because this area is owned by the federal government and managed by a state agency for fish and wildlife management activities as a mitigation feature of the R.C. Byrd Lock and Dam Replacement project, it provides a measure of protection to the Jenkins House from future fragmentation of the surrounding site.

For this analysis, meeting the Secretary's eligibility standards for National Register listing is considered the measure for sustainability. Several reasonably foreseeable future actions have the potential to affect the house and its historic eligibility. Route 2, within view of the house to the south, may be expanded to four lanes within this temporal range. No date has been established for this action but planning for this upgrade has been underway for many years. Since this action would be on the backside of the house in an area already affected, it would not constitute a significant impact to the resource. The concept for a visitors' center has been developed by WVDCH for a structure that is visually compatible with the period of significance to be located to the east of the Jenkins House, the specific design and location of which would be planned so as not to affect the National Register eligibility of the Jenkins House. To the north and east, management of the wildlife area currently promotes a static condition as current management does not affect the house's eligibility now and no changes are envisioned.

The proposed federal action is anticipated to provide lasting preservation benefits to the Jenkins House for approximately 25-30 years and to reduce future maintenance/repair associated with water infiltration via the roof, dormers and windows and facilitate proper moisture transport through masonry. No reasonably foreseeable future actions have been identified that may cumulatively affect the historic property adversely. Therefore, the proposed action does not warrant additional cumulative effects considerations.

## **6.0 Plan Selection (Conclusions)**

The Preserve in Place alternative was developed with the aid of thorough site investigations, extensive stakeholder and public involvement, and with recommendations made by historic masonry specialists. Development of the Preservation Plan by the Center of Expertise for the Preservation of Historic Buildings and Structures also contributes to the soundness of the recommended preservation approach. Safeguarding the historic integrity of both the structure and its landscape in support of its National Register listing, remained central throughout the evaluation of preservation options and alternatives. The option not to floodproof the structure allows for accomplishment of preservation objectives by avoiding potentially adverse impacts of invasive floodproofing treatments and offers guidance for flood response efforts to minimize harm of potential flooding. Potential HTRW concerns associated with lead based-paint removal and asbestos encounters during removal of the addition would be addressed through proper implementation of environmental specifications for removal, control and disposal methods and worker safety. The public may be temporarily inconvenienced due to closure of the museum during these activities; however, it is in the interest of both public and contractor safety. Following implementation of the Preserve in Place alternative public interpretation of the Jenkins House would be improved through a more historically accurate portrayal of the structure to the period of significance, by removal of non-original dormers and office/kitchen addition. Specific character defining features (masonry and windows) would be stabilized through recommended treatments and reversal of compromising non-historic interventions.

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# **Appendix A**

## **Preservation Plan**

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■ **HISTORIC PRESERVATION PLAN** ■  
**ACTIONS AND TREATMENTS**

**General Albert Gallatin Jenkins House**  
**Greenbottom, West Virginia**

Prepared by Lauren McCroskey  
Center of Expertise, Preservation of Historic Buildings and Structures  
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January 2008



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## **- HISTORIC PRESERVATION PLAN - ACTIONS AND TREATMENTS**

### **General Albert Gallatin Jenkins House Greenbottom, West Virginia**

#### **1. INTRODUCTION**

This document addresses measures necessary to ensure the protection and longevity of the historic fabric, features, and associated landscape and archaeological values of the General Albert Gallatin Jenkins House, a property listed in the National Register of Historic Places. The document is a direct response to enabling legislation through Section 548 of the Water Resources Development Act of 2000 that mandates the U.S. Army Corps of Engineers, Huntington District (Corps) to undertake preservation actions on the property in accordance with Federal standards and definitions outlined in 36 CFR Part 800, and in the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Historic preservation, by Federal definition, is understood to mean specific applications and treatments to retain and maintain existing original historic fabric, to arrest ongoing degradation of historic materials and features, and to anticipate and correct deficiencies that pose immediate harm or endangerment to the property. Preservation is differentiated from restoration and reconstruction, both of which specify actions taken to recreate missing features and elements according to original design intent and exacting standards of historic authenticity. The following summarizes all four treatment approaches found in the Secretary of the Interior's Standards for the Treatment of Historic Properties; the first being the approach taken herein for the Jenkins House:

**Preservation** *focuses on the maintenance stabilization, and repair of existing historic materials and retention of a property's form as it has evolved over time.*

**Rehabilitation** *acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.*

**Restoration** *depicts a property at a particular period of time in its history, while removing evidence of other periods.*

**Reconstruction** *re-creates vanished or non-surviving portions of a property for interpretive purposes.*

In 1990, the Jenkins House received a number of maintenance and rehabilitation treatments that arrested some ongoing deterioration and water problems. While effective in stemming deterioration, some of these measures, such as selective replacement of window sash and the use of asphalt shingles did not meet federal historic preservation standards. For the first time, this current effort imposes high preservation standards, guided by all available federal planning documents, technical information, and protocols and precedents for the treatment of historic

properties. The recommendations in this plan have two intended consequences: 1) To direct actions and treatments which meet the above definition of preservation in the interest of retaining and protecting the property's significant historic fabric and features; and 2) To guide the future development of individual contract order work for specific treatment undertakings.

These proposed actions fall under the greater historic planning objective of returning the surviving building to the historic period, 1835-1860, the years during which General Albert Gallatin Jenkins inhabited the property before the Civil War and the peak years of the farm's operation as an Antebellum agriculture settlement along the Ohio River.

## **2. PROPERTY HISTORY**

When constructed with slave labor for Captain William Jenkins in 1835, the house and associated structures and 4,000 acres of cultivated Ohio River bottom land represented one of the few examples of an agricultural plantation in the western region of then Virginia. Though architecturally less dramatic than plantation homes built earlier along the eastern lowlands of the Virginias, and those farther West in Kentucky, the Jenkins property embodies the unique circumstances of its builder, and captures the vernacular ideas of those who moved westward with the imprint of fashionable architectural emblems, and the ambitions of western expansion. It is a rare and somewhat late example of Federal style architecture built in this region of the state.

Because William Jenkins resided in an affluent region of Rockbridge County, Virginia before moving west, he and his family had been exposed to sophisticated architectural trends common to the Federal period. As was the pattern of many settlers moving westward, the Jenkins family most likely carried this appreciation of faddish design principles to western Virginia and sought to recreate them in the next house they built. Their new home's chaste brick design expresses the subtleties of the Federal style in neo-classical front and rear entries and interior fireplace surrounds, in a compact winding back staircase with decorative stair ends, and in interior dado and classical pilaster details around windows. Missing are the original nine-over-nine, double-hung windows that no doubt exhibited slender frames, and narrow glazing bars with ovoid Federal style profiles.

Given the academic rendering of the Federal style throughout the home's surviving building fabric, it is appropriate to model preservation efforts according to these stylistic principles. For example, although the original windows have been mostly replaced, a Federal style window format can be used to guide the pattern, dimensions, depth, thickness, and molding profiles of new windows.

In addition to the historic values embodied in the house itself, the environs – both natural and human made – reflect period ideas about the family's relationship to the land, integrated plantation activities, and labor structure. Within its immediate landscape, the home has tangible associations with former outbuildings, whose foundations have yielded information about the Jenkins' family and its tenure, as well as indications of later habitations. As the birthplace of William's son, Albert Gallatin, the home also claims associations with an individual locally revered for service as a brigadier general in the Confederate Army and as a representative of the Confederate Congress of America, and for his contribution in separating Virginia from the

Union. General Albert Gallatin Jenkins commanded several army campaigns between 1862 and 1864, his life cut short by lethal wounds suffered in battle.

Finally, the significance of the property lies in its location over a prehistoric archaeological site eligible for listing in the National Register of Historic Places that records the earlier human experience of living along the river bottoms. Altogether, this locale expresses a pattern of continued use from prehistory through the mid-nineteenth century, and affords multiple opportunities for stewardship and interpretation of West Virginia's ancient and more recent history, including the African American experience. There is still much to probe in the archaeological and historical record about the role of African American slaves at Jenkins House, and their life ways and contributions, as compared to other related plantations of the period.<sup>1</sup>

The Corps acquired the house and 836 acres in 1988 after expansion of the Robert C. Byrd Lock and Dam project necessitated creation of mitigation wetlands. After developing the wetlands, the Huntington District leased the house and property to the West Virginia Department of Natural Resources (WVDNR) as a wetland mitigation and wildlife area. WVDNR has leased a four acre portion of the tract that includes the Jenkins house and a prehistoric/historic archaeological site to the West Virginia Division of Culture and History (WVDCH) which operates the Jenkins house as a house museum, open to the public.

### **3. EVALUATION PROCESS AND METHODOLOGY**

The methodology for identifying treatment options entailed several site visits to the property in March and April 2007 to assess the building's current status and historic character, and to note integrity levels of various building aspects, materials, and features. Field evaluation was supplemented by a review of existing historic structures reports, restoration proposals, and redevelopment plans, as well as historic photographs and related documentation. Photographs of building elevations and details were captured to aid off-site assessment, and subsequent tele-conference discussions with project staff at the Huntington District helped to screen alternatives and make informed decisions. Public hearings conducted in April 2007 were also helpful in gaining insights about the building's perceived evolution, recent treatment, and potential sources of additional information.

As treatment options were identified, all decision making was guided by federal historic preservation standards, and by the intent to uphold the National Register listing of the Jenkins House. In order to ensure consistency in the identification of treatment options, an evaluation framework was needed, based upon the premise that all actions adhere to the federal definition of preservation stated above. More specifically, the appropriateness and success of potential options were gauged against the following criteria, though not all apply to each subject area:

- 1) Expends funds solely on the preservation of existing original fabric (house) by arresting ongoing or imminent degradation.
- 2) Reverses a non-historic intervention that has compromised the physical status and longevity of the house, and in turn supports historic integrity.

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<sup>1</sup> In "Black Folks at Green Bottom - From Slavery to Freedom on the Ohio River," Stuart McGehee provides an overview of what is known about the African American contribution to the Jenkins plantation.

- 3) Provides an accurate record of the building's design, materials and features in anticipation of future loss and the need for replacement or replication.
- 4) Does not jeopardize National Register values or interpretation of archaeological features.
- 5) Does not compromise other historic fabric or that of associated historic properties, or foreclose on long-range preservation goals and possible restoration.
- 6) Does not introduce non-contributing elements or characteristics to the site and landscape that have the potential to further erode the building's integrity of setting, association, and feeling.
- 7) Stabilizes significant character defining features and fabric that may be repaired or restored, should additional historical documentation or funding become available.
- 8) Maximizes available funding according to preservation standards, while avoiding and minimizing invasive treatments.

#### **4. IMMEDIATE ACTIONS**

The following preservation subject issues are critically impacted by “water penetration.” Each subject has been identified as prone to past and/or ongoing degradation via water access – or has been identified as a pathway for building degradation – due to rainfall or moisture infiltration acting on the historic fabric and features of the house. Water access issues are therefore, primary concerns presented here for immediate attention.

##### **4.1 Gabled Dormers**

###### Significance

Before moving west and building the subject property, William Jenkins, builder of Jenkins House had previously lived in a sprawling two-story home that sported a series of dormer windows along the front elevation. Still, physical evidence suggests that the current dormers were not part of the Federal composition he created at Green Bottom, and were in fact, added long after the targeted period of significance (1835-1860). The features are also referenced as anomalous in the National Register nomination for the Albert Gallatin Jenkins House (1977); and the earliest available photograph indicating they were added around 1890 (Figure 7).

Several aspects of the dormers support their non-original status. For one, units do not reflect the same academic understanding of the Federal period as do other building features, scales, and proportions. Their staggered placement between lower windows breaks the tight symmetry and visual alignment found on the rest of the Federal composition. When used on true Federal style buildings, dormers were placed directly above lower window openings, and feature gables with well defined moldings and solid pediments, as well as window sashes, instead of casements.

Overall, the Jenkins House dormers defy the well measured classical relationships established through the rest of the building. Finally, the relatively poor craftsmanship of the dormers and anachronistic framing materials (post 1880 drawn wire nails, dimension lumber bearing circular saw marks) are entirely inconsistent with the hand cut nails and lumber, and pegged joinery of the attic space, and with the rest of the home's fine period hand work.

### Recommendation

It has been shown that the dormers lack a sound association with the period of significance or with any other known historical event of merit. Structurally deficient, they lack flashing at roof junctures, and the casement windows themselves are damaged in many places and unable to close with a tight seal. All of these factors have conspired to permit water into the attic of the



**Figure 1.** On the North elevation, the awkward placement of dormers disrupts the alignment of the Federal window program below (author).



**Figure 2.** Side by side comparison of a typical Federal style dormer (Green Hill Plantation, Virginia) and a Jenkins house dormer, right. The Jenkins dormer has uncharacteristically crude framing and pediment glazing, and the gable lacks strong classical moldings expected of Federal style buildings. Poor construction allows a number of cracks and openings where water penetrates.

house. In addition, because the features exhibit poor craftsmanship and project awkward junctures that are disharmonious with the rest of the Antebellum design, they undermine the simplicity of the Federal style house. Most importantly, because the dormers admit rainwater, there is no justification for repairing and retaining them, and their removal is therefore recommended. Removal should be undertaken as a deconstruction in order to prevent any damage to the original fabric of the attic. Once removed, resulting voids will require patching.

Although the existing roof decking is not original to the period of significance, and is likely a secondary replacement system, repair and infill of the dormer voids should be consistent with the present decking in terms of wood type and dimensions, and placement and application. Maintaining the current placement of decking, with open spaces between boards will also encourage proper ventilation and allow new roofing to dry after heavy rains and periods of high humidity.

Before removal, the present conditions of the existing dormers and their placement should be captured on architectural drawings prepared according to standards of the Historic American Buildings Survey (Section 5.3). Front elevation drawings should record their placement, design, and detail.

## **4.2 Roofing**

### Significance

To date, no solid documentation has emerged to verify the nature, materials, dimensions, texture, depth, and profile of the original roofing materials. Current roofing materials rest upon a later replacement decking consisting of spaced milled boards over which asphalt shingles have been laid. Speculation, buttressed by what is known about typical roofing systems for the period of significance and likely application for this region of the country, suggests a wood shingle roof, possibly oak. Standing seam metal roofs were common to Federal style buildings of this period, although it appears unlikely that metal or other materials such as slate were used, as these were not recovered in archaeological investigations. Although the historic archaeological record is helpful in discerning the most and least likely original materials, goals to reduce future maintenance and maximize the life of a new roof compel the use of an alternative material.

### Recommendation

The current roofing system is nearing the end of its effectiveness, and its replacement is one of the most immediate and critical preservation needs facing Jenkins House and its survival. Roof replacement options have considered historical compatibility and cost effectiveness with regard to durability and performance. The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings and Structures allow for the use of appropriate replacement materials where original materials no longer exist or are not entirely known. Current documentation about the original roofing of the Jenkins house is incomplete, as no historic photographs, drawings, builder notations, or sketches exist. Although some conclusions may be drawn from roofing characteristics of nineteenth century building types in the region, any roofing materials applied to the house will be conjectural to some degree. Replacement units based upon an equivalent regional prototype, and of a material achieving an appearance and texture similar to wood are recommended.

The original roofing material and specific application method are presently not known. Further review and evaluation of the historic archaeological record may indicate the original roof type, materials, and application. If future research can be conclusive about the original roofing material, and if cost and material longevity factors are supportive, it may be appropriate to replace the existing roof based on this data. However, if the evaluation is inconclusive, consideration should be given to using a replacement material of long-term durability that closely matches the color, texture, pattern, dimensions, and overall appearance of wood shingles.

### **4.3 Masonry – brick, stone, mortar**

#### Significance

The property's walls are constructed of locally fired and molded bricks laid in a Flemish bond, and resting on a sandstone foundation of hand cut, dressed chisel-faced ashlar blocks. Original brick mortar joints are discernible in places and appear to have been simple struck profiles. Over the years, most joints have been re-pointed at various times and locations, most recently using a cement-based mortar of inappropriate compression strength. The differential between mortar and masonry strength has caused a measurable difference in the way both materials perform. For example, moisture contents are no longer in harmony with adjacent mortar, causing accelerated water passage through brick and stone. Furthermore, the "airtight" nature of the cement-based joints thwarts some of the natural exchange of air between inside and outside walls, causing further build up of interior moisture.<sup>2</sup>

Historical documentation in the form of historic photographs dating from the late nineteenth century reveals that original brick surfaces were left unpainted, bearing only the red brick appearance. Original mortar for the sandstone blocks is believed to have been finished as ordinary struck joints. The white painted surface of the brick dates from the early to midtwentieth century, and was likely an attempt to mask discolored or deteriorated areas, cracking brick, or failing mortar, or to project the colonial revival style popular after 1900.

Interior basement walls are presently finished with smooth plaster, although sampling and examination suggest that these walls were originally exposed stone. Fireplace openings framed with later blond brick hearths are believed to be part of the modern refinishing of these spaces.

#### Recommendation

The stability of the building's walls and foundation is essential to the overall preservation of the home's historic fabric and to the longevity of the property. Therefore, immediate actions should be taken to arrest ongoing masonry deterioration, and to repair and maintain these walls. Comprehensive testing and analysis of the brick and stone units, and mortar was undertaken by U.S. Heritage Group in August 2007, including identification of a successful paint removal/cleaning method. Mortar and masonry sampling on all elevations was conducted to assess moisture content and potential capillary or other water migration issues, and to formulate a compatible replacement mortar mix with respect to compressive strength, sand and aggregate types and ratios, and texture and appearance. The resulting data and reporting informs the repair work that should be undertaken on mortar joints and brick repairs to chimneys.

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<sup>2</sup> The U.S. Heritage Group report addressed the relative moisture levels of brick, stone, and mortar.





**Figure 3.** Masonry analysis conducted in August 2007 identified problems associated with painted brick, and involved several test patches to determine the most successful paint removal solution (left, center), and also noted mortar damage from water erosion and leaking downspouts. A suggested mortar formulation for re-pointing is included, with recommendations for preparation and application. (author)



**Figure 4.** An end chimney on Green Hill Plantation House, Virginia terminates in a typical Federal style corbelled cap (left). Similar capping reconstruction is recommended for both chimneys on the Jenkins House (right) in order to deflect water away from brick surfaces.

Based on the findings of the report, the field application of mortar (re-pointing) should be conducted under the direct training and supervision of contracted experts in masonry restoration and conservation. Mortar preparation should be performed off-site with a standardized methodology to ensure consistency of the formula, again, under the guidance of expertise obtained by the Huntington District. All applications should be made within a defined, contracted period under consistent weather conditions and temperatures. Mortar joints should be struck in the same manner of original joints with respect to contour and profile.

Because the home was not painted during the period of significance, it is recommended that the white paint be cleaned (removed) to return these walls to their original appearance. This



approach is justified in several ways. The paint coating is blistering and flaking in many areas. Paint bonded to fired brick surfaces can act as a moisture trap, introducing an impermeable layer that prevents surfaces from breathing and releasing moisture. Where paint may adhere to brick, there is the potential for the original fired surfaces to be pulled away as the paint erodes. Continuing to paint the brick would build additional paint layers, and poses a risk to further entrapment of moisture and ensures an ongoing need for repainting.

Masonry testing and analysis by U.S. Heritage Group concluded that the upper sections of both brick end chimneys should be rebuilt and missing caps replaced. The recommendation is based upon evidence of destabilized brick leaning outward, structural weakness, and badly eroded surfaces and mortar joints. Both chimneys presently terminate without any capping, leaving no diversion for water away from surfaces. Although no strong photographic or other documentation is available to verify, chimneys most likely extended slightly farther, terminating in simple Federal caps achieved by corbelling brick to create a “lip.” It is therefore recommended that replacement caps be constructed in this manner (see Figure 4).

Regarding the potential for indirect moisture effects on the building’s masonry, consultation with the Ohio state climatologist in September 2007 determined that nearby wetland moisture is not acting on the home’s brick and stone surfaces in any appreciable way. Conclusions were based upon atmospheric flow patterns and known environmental factors in the Greenbottom locale.<sup>3</sup> Finally, the issue of potential water penetration migrating from the ground upward was addressed in August 2007 through groundwater testing. This assessment built upon earlier data obtained in 1992 and 1995 that concluded there was no evidence the water table had been elevated by the presence of wetlands. The latest effort included comparison of the earlier data, and current site observations, and borings to identify subsurface water levels. These results showed consistency with the 1990s investigations, as no potential water encroachment from the water table was indicated. Groundwater levels and capillary action in soils were established to be well below contact with the basement floor (approximately 6 feet below).<sup>4</sup>

## **4.4 Windows**

### **Significance**

Because of the building’s simple design and composition, the windows represent one its most prominent character-defining features. The window formats throughout the house include nine-over-nine, single-hung sashes, fixed, attic quarter windows, and casement windows in the raised basement. Some of the current nine-over-nine, double-hung sashes are not original to the house. Installed in early 1990s as part of a rehabilitation effort, these units were based upon the general format of the windows in place at the time, many of which may not have been original to the period of significance.

Historic photographs dating from the late nineteenth century through the early part of the twentieth century indicate the original windows were single-hung sashes with a nine-over-nine

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<sup>3</sup> Opinion related to the Huntington District by Dr. Jeff Rogers, Professor of Geography and Atmospheric Science, State Climatologist, The Ohio State University, Columbus, Ohio, U.S. Army Corps of Engineers, Huntington District, 8 October 2007.

<sup>4</sup> “Evaluation of Potential Effects of Wetlands and Groundwater on the Jenkins House,” prepared by the Soils Engineering Section, Huntington District, U.S. Army Corps of Engineers, August 2007.

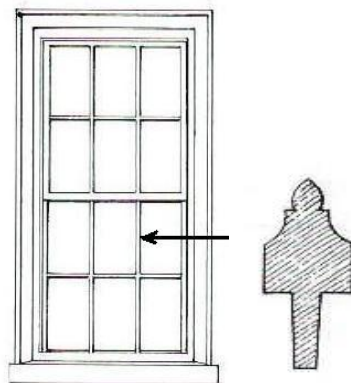
configuration, incorporating slender glazing bars and surrounds as was typical of the Federal period. One photograph suggests the sashes were painted a light color, perhaps white. Another photograph indicates that the gable end attic quarter windows may have had a grid-like muntin pattern. Unfortunately, complete documentation in the form of drawings, notations, or detailed photographs have not been identified to guide appropriate window replacement actions.

### Recommendation

The Jenkins House has a total of eighteen nine-over-nine, single-hung window sashes, some known to have been installed in the 1990s rehabilitation effort. Current analysis shows that many units are performing adequately (operational and water/air tight). All upper and lower sashes should be examined to identify types that may be original, or secondary units (ca. 1935, post flood), and those that are performing poorly and causing exterior and interior deterioration of building fabric. Should it be decided that window deterioration is not critical at this time, inventory data, including close-in photographs of glazing bars/muntins and molding profiles, and framing types should be prepared to guide future replacement when needed.

Although the Secretary of the Interior's Standards and Guidelines for the Preservation and Rehabilitation of Historic Buildings allows some latitude when replacing original features that are missing and when no credible documentation exists, caution should be applied in making replacement choices that do not introduce false or conjectural window types. Alternative materials – other than wood – may be appropriate as long as the depth, profiles, and textural appearance of muntins (glazing bars) and frames approximate those found in windows of buildings of the same period. It may also be helpful to canvas regional buildings for models of appropriate period replacement windows.

It is advised that replacement units recreate the known nine-over-nine, single-hung sash configuration of the originals, and if possible, reproduce slender glazing bars with Federal style *ovolo* profiles (Figure 5). Overall, new units should reflect glazing patterns (aged glass if available), and depth and profiles consistent with similar period window sashes found in this region of the Ohio River Valley and Virginia.



**Figure 5.** Typical Federal style window and cross section detail of a glazing bar with “ovolo” molding profile. Many windows on Jenkins House are not believed to be original to the period of significance, and reflect both later replacement sash, as well as some replacement units installed in 1990. (*Elements of Style*, Calloway and Cromley, 1991)

## **4.5 Moisture Infiltration**

Aside from direct water penetration, there are other aspects of the home's physical character that encourage moisture flow into building materials. Rising warm air and air drawn upward through chimney stacks can carry moist air into brick walls. The natural air exchange that exists between inside and outside walls can do much to equalize any additional interior moisture accumulation; however climate control, particularly in humid climates will accelerate this build up and complicate the balance. A tightly sealed building may theoretically prevent interior moisture build up, but reality holds that some moisture will enter regardless, and if trapped, lead to condensation and masonry decay.<sup>5</sup>

Until 1988, the house had been heated only by fireplaces and propane units, and was not fitted with HVAC until the WVDNR made use of it as a residence in 1989.<sup>6</sup> The interior temperature of Jenkins House will most likely be regulated for visitor comfort in the immediate future, thereby creating a fairly tight lock on air passage from the indoors to the outside. Therefore, it is essential the attic space be ventilated to ensure that any upper moisture accumulation is dispersed in the natural cycle. Currently, the frames of the quarter round attic windows are not sealed properly and should be repaired to close gaps that permit direct water entry. However, a discreet ventilation opening is recommended for both ends of the house to allow moisture exchange and encourage "breath ability." Locating ventilation outlets in the attic should be done with the least visible intrusion to the exterior appearance.

## **5. ADDITIONAL PRESERVATION ISSUES**

### **5.1 Garage/Addition**

#### Significance

Although an exact construction date has not been identified, the addition at the northeast corner of the original house is believed to date to the first two decades of the twentieth century. The wood frame, weatherboard sided appendage lacks the masonry (brick) construction of the house, but incorporates stone identical to that supporting the house. The stone materials were likely salvaged from former outbuildings long demolished. Although the stone is assembled in a manner consistent with the house, the style, construction, scale, and placement of the addition detracts from symmetrical architectural format established in the Federal style house. Furthermore, the structure is not associated with the period of significance. Finally, removal would add further benefit by revealing currently concealed walls and enabling paint removal and re-pointing of brick and stone surfaces at this end of the house.

#### Recommendation

It is recommended that the early twentieth century addition be removed to allow access to masked stone and brick surfaces, and to enable comprehensive and consistent paint removal and re-pointing throughout the house. This measure will also return the building to the stand-alone appearance of the period of significance. Careful removal of foundation stones should anticipate

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<sup>5</sup> "Preservation Brief 39: Holding the Line Controlling Unwanted Moisture in Historic Buildings," U.S. Department of the Interior.

<sup>6</sup> Information related to the Huntington District by former resident and owner, Clara Knight, and by Tom Dotson (WVDNR).



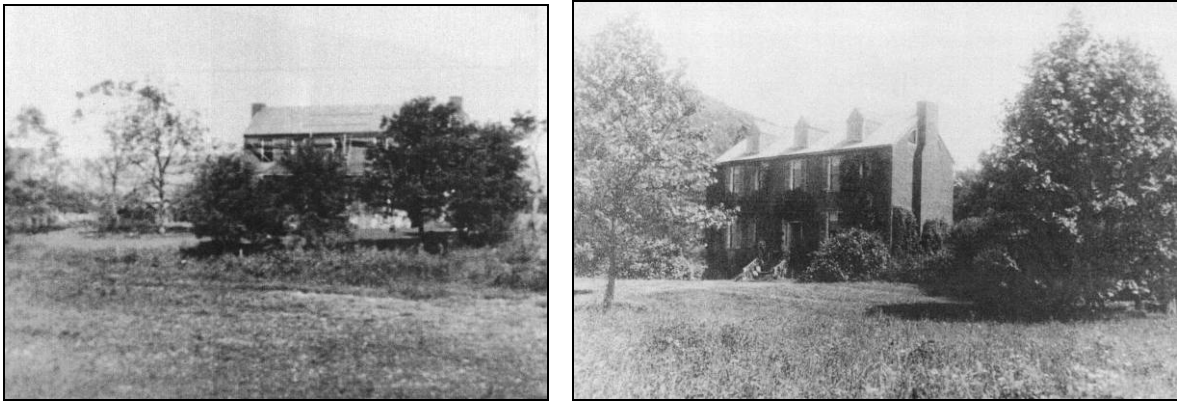
**Figure 6.** Addition looking northwest, showing juncture with original building and use of stone blocks salvaged from demolished outbuildings. (author)

storing the blocks for re-use, should they be needed for future repairs to the house foundation. Once the addition is removed the brick and stone surfaces of the house will be revealed and accessible for inspection. If the masonry materials exhibit deterioration, repair and re-pointing of mortar joints should be undertaken following methods prescribed for the rest of the house (U.S. Heritage Group).

By exposing this section of the home's exterior, clues may be revealed about past repairs to the masonry and mortar joints, earlier mortar profiles, and brick surface conditions prior to the addition. These hidden walls may, in fact serve as a pre-1930s record of the exterior walls as they existed at that time, before they were "sealed off." Before treatment and repair, these surfaces should be documented in both color and black and white photographs, including close-up details be taken of the newly exposed walls. Mortar samples may also be saved to test the relative condition and moisture levels of these areas as compared to other elevations that have always been exposed. Finally, demolition of the addition should be made carefully so as not to harm potential subsurface archaeological materials. Strategic vehicle access and equipment placement should be planned to ensure that no major ground disturbance occurs. If significant ground disturbance is necessary, precautions should be made for archaeological monitoring and data recovery, if deemed necessary.

## 5.2 Setting and Landscape

In spite of later changes to the home's setting along the Ohio River bottom, the mostly open character of the landscape, and natural plantings (and perhaps planted vegetation), and overall visual associations make strong connections with the agricultural period of the Jenkins House. Later and modern intrusions such as a state highway, railroad tracks, and neighboring structures



**Figure 7.** Two historic photographs of Jenkins House (ca. 1890-1915) show trees and vegetation that may or may not belong to the period of significance. A cultural landscape evaluation can answer questions about the type, maturity, and placement of natural or intentional vegetation. (Huntington District, U.S. Army Corps of Engineers files)

are now part of the visual experience and detract somewhat from historic view sheds. At least one mature and potentially significant tree has been removed from the front lawn in recent years. To fully plan for and protect the fragile landscape values that remain, it is recommended that an historic landscape inventory be made of the Jenkins House and its environs. A professional historical landscape assessment can provide further information about current vegetation and plantings, and identify those that may relate to the early historic period and thereby warrant preservation. Such a study could determine, for example, whether trees or plantings may have reinforced sight lines or defined agricultural patterning, or where species may have been chosen, for aesthetic reasons or shade and cooling benefit. Such a study may also yield insights into original social circulation patterns (roads, pathways, fields).

### **5.3 Documentation – Mitigating Potential Loss**

Aside from what is revealed in the house itself, the historical record normally found in photographs, drawings, notations, and oral histories is sparse and insufficient to guide restoration work that may be needed in the future. The threat of a catastrophic event such as a flood or fire underscores the need for accurate documentation to graphically capture the home's existing conditions. Measured drawings of all elevations and details prepared to standards of the Historic American Buildings Survey (HABS) are recommended so that significant character defining features can be replicated with authenticity. Drawings should be prepared to document the existing condition and appearance of all building elevations, and representative building features and details should be drawn at close scale. Targeted features should include both front and rear entryways and surrounds, chimneys, all windows, to include sash, basement casement units, and attic story quarter round windows.

Examination of interior spaces reveals an array of features – moldings, door framing, and fireplaces – that points to a repair and rehabilitation effort that may have followed severe floods of the 1930s. If flood waters rose into the first story, it holds that some of the lower woodwork and plaster was damaged beyond repair and required replacements. A number of door frames and casings and one fireplace are indicative of 1930s-era carpentry and design, though much of



**Figure 8.** Jenkins House, north elevation. Example of measured elevation drawing to document and record original materials, scale, proportions, and features for restoration efforts when needed. (Huntington District, U.S. Army Corps of Engineers, August 2007)



**Figure 11.** The first floor, east fireplace surround (left) exhibits 1930s detailing, lacking the delicate classical proportions of the home's other Federal surrounds (right). Such representative features should be carefully drawn for documentation to guide future restoration work. (author)

the original fabric survives. Among the original features, representative examples should be recorded in measured drawings, including one drawing of a representative interior window surround, pilasters; fireplace surround (one of each type); and interior back stairway. In addition, black and white photographs (at least medium format) should be taken of exteriors and interiors, to include the house in its setting and landscape, and close-in details of both exterior and interior features of significance to support the record. This documentation package will safeguard the authentic appearance, measurements, proportions, and design qualities of original components, should any of them be lost to gradual deterioration, or to flooding or other catastrophic event.





**Figure 9.** At left, a well preserved interior door frame from Dan's Hill, Virginia, reveals that the west room entry details at the Jenkins House are faithful to the Federal design period, and can serve as an original template for the restoration of interior finish details, when needed. (author)



**Figure 10.** The anachronistic door framing detail (left) suggests that some first floor moldings have been replaced; while others (right) survived as representative of original design. Such original moldings and framing details should be captured in measured drawings. (author)



*Figure 12. Deteriorated front and rear entrance details such as these pilasters should be documented to guide the authentic replacement of these features. (author)*

#### **5.4 Safety and Hazard Considerations**

Electrical, and heating and cooling systems have been accommodated in the Jenkins House for several decades, and depending on final site use decisions, may remain in service. An evaluation of these features was conducted to identify any needed upgrades or repairs to ensure that the physical fabric of the house is not threatened by potential malfunctions.

Although the house reflects several periods of electrical upgrading, it was concluded that many electrical fittings are functioning in concert and pose no fire hazard to the house. However, a number of issues should be addressed to offset fire hazard potential posed by improper functions or aging systems. These are the findings and recommendations of Huntington District staff for mitigating electrical safety concerns.<sup>7</sup>

##### Priority Mitigation Issues

1. The electric hot water tank near the panel board is covered over with empty cardboard boxes that may pose a potential fire hazard. It is suggested the area always be kept clear by the museum staff.
2. The breaker for the hot water tank is tripped and should be assessed for cause.
3. The addition where the panel board is located has an open junction box and an open fused toggle switch box with extremely old wiring. A voltage was present within the open boxes. Because of the age and brittleness of exposed wiring, it is recommended that all open junction boxes throughout the house be covered. Old brittle jackets on older wiring should be abandoned.

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<sup>7</sup> Electrical assessment performed on site by Mike Barbour, electrical engineer, Huntington District, August 2007.





**Figure 13.** The front entrance light fixture and rear basement door outlet should be removed to prevent water migration through openings, and oxidation staining and mortar deterioration. (author)

4. An old receptacle in close proximity to the bathroom sink on the second floor should be a ground fault circuit interrupter.
5. The service entrance conductors on the line side of the meter do not appear to have a weather-tight seal on the meter's enclosure. These should be replaced with weather-tight fittings, or a conduit with a weather head should be installed.
6. The office within the newer addition has a 12A rated copy machine plugged into an inexpensive multi-outlet surge protector plugged into a common receptacle for all loads (computers, etc.). Users should be cautioned not to overload the circuit. Installation of a dedicated copier outlet is recommended.
7. Three light switches that operate the light on the ceiling fan in the first floor dining room are not wired correctly for four-way lighting circuit.
8. The western most room in the basement has conduit running along the north wall that feeds a junction box marked, "feeds room 105." This box and attached conduit should be tightened. The lighting fixture and switch in this room are blue plastic boxes loosely held in place with nails and fed with armored cable. The light fixture's ceiling mounted box is not stout enough to carry this weight and should be improved.

Though unrelated to safety concerns, the present location of certain modern era, exterior fixtures may cause a different problem by enabling water to pass through masonry. For example, the current front entrance light fixture, as well as a rear basement fixture were attached without these considerations, and over time will likely cause some masonry deterioration and interior water migration if left unchecked. It is recommended that non historic wiring or metal fittings be removed to stop water migration, and to prevent oxidation or erosion of surrounding masonry.

## 5.5 Cyclical Maintenance

The Jenkins House has endured almost two centuries of climatic effects, direct water penetration, interior temperature regulation, random treatments that have compromised historic fabric, and insect infestations.<sup>8</sup> While some of these intrusions cannot always be avoided, care should be taken to offset any threats that can be reduced by regular maintenance. A maintenance regime based upon “Cyclical Maintenance for Historic Buildings” should be prepared and practiced on a regular basis.<sup>9</sup> Target issues should include thorough examination of building voids and spaces where insect or animal access may occur, removal of dead insect debris, low pressure wash cleaning of surfaces to discourage mold and mildew growth, and cleaning and inspection of gutters and down spouts. Down spouts, in particular should be angled to disperse water at least six feet from the building perimeter. A regular building inspection should note any new water damage issues and scope the source of penetration. Following the initial re-pointing of the entire house recommended by U.S. Heritage Group report, mortar joints should be examined periodically to monitor performance.

The house has survived a number of severe floods that penetrated several feet into the first floor, and to its credit, has performed well since, sustaining no critical damage to major structural members or masonry. In addition to major flood protection actions addressed in the following section (Section 6), proactive measures to minimize potential flood damage are not recommended in this plan because their negative impacts on original fabric and visual qualities far outweigh any flood protection benefit.

Such measures include reconstruction of floor joists with water resistant materials or infusing existing members with waterproofing solutions, removal of first floor plaster and installation of water resistant walls and other waterproof barriers, as well as relocation of mechanical heating/cooling systems from the basement to the upper floors. Removal and replacement of floor joists and wall systems would be potentially damaging to original building fabric. Relocating mechanical equipment would also require invasive new passages for wiring and large equipment installation into the upper floors and the attic, and would thereby introduce non historic visual elements.

Because flood waters on the Ohio River rise and retreat fairly rapidly, providing additional drainage exits in the basement is not recommended. As with other options, cutting water outlets into the foundation would damage masonry materials and provide new avenues of deterioration, offering little measurable reduction of water penetration and damage. Considered under the preservation standards and evaluation criteria, this and related interventions stand to cause greater harm to the home’s historic and architectural values than that posed by a flood event of unknown timing and scale.

However, preparation of a cyclical maintenance plan for the Jenkins House should include recommended treatments to be used following a flood event. Post flood recommendations may include the use of fans and de-humidifying equipment to promote the “dry out” of stone and wood materials. Basement and first floor areas should be immediately cleaned of accumulated

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<sup>8</sup> Serious degradation caused by insects (termites) acting on floor joists and other wood members has now been arrested.

<sup>9</sup> Henry J. Chambers provides a long respected approach to cyclical maintenance in, *Cyclical Maintenance for Historic Buildings*. Springfield, VA: National Technical Information Service, 1979 (Publication No. PB87-118659).

flood soil and other debris that could promote rot, moisture retention, or draw insects. In accordance with National Park Service Technical Preservation Brief #1, a low pressure washing of stone and brick surfaces is also recommended to ensure that harmful organic or chemical residues left by flood waters do not act detrimentally on masonry surfaces and mortar joints. Mortar joints should be examined and any failing mortar should be replaced using the same formula and application recommended in the report by the U.S. Heritage Group.

Following a severe flood, a building inventory and assessment should be undertaken to identify immediate and long term restoration and replacement needs. As part of this effort, a schedule should be developed to outline the most vulnerable materials and features that warrant a first response, as well as less critical issues that can be addressed at a more gradual pace. If implemented, documentation efforts recommended in Section 5.3 can direct any needed restoration of damaged or lost fabric and features.

## **6. POTENTIAL ACTIONS – FLOOD PROTECTION**

The application of flood protection measures to reduce potential harm to the Jenkins House was considered, given the projections for a catastrophic “hundred year” flood event along this section of the Ohio River. Remedies range from external mechanisms, to extreme and invasive actions that would dramatically change the setting and character of the property and its environs. All measures have been evaluated according to their impacts on the National Register listing status of the Jenkins House and in accordance with the Section 106 application of criteria of effects, and using the above set of evaluation standards. Because the immediate landscape of the house has been compromised by a later era railroad, by structures and a highway, and by the loss of key outbuildings that illustrated the full measure of plantation activity, the potential of any one measure to cause adverse effects to the historic landscape is viewed as inconsistent with the Corps’ Federal mandate to apply preservation standards that meet the intent of Section 106 of the National Historic Preservation Act. In addition to the Section 106 evaluation of effects provided here, a detailed description of flood proofing costs, engineering feasibility, and environmental considerations are provided in the Environmental Assessment document.

### **6.1 Flood Wall**

Construction of a wall to protect the Jenkins House from a flood would require installation of a twelve to fourteen foot high reinforced concrete wall structure with operable gates to close off water during an event. Based upon typical modeling, such a structure would constitute a dramatic and non-historic intrusion into the building’s landscape, a landscape already compromised by the adjacent highway and railroad line that appeared after the period of significance. The only acceptable wall structure for these purposes would be one that is not visible within any of the view sheds that comprised the historic landscape. In addition, any such structure could not be located within, nor penetrate through known or potential associated archaeological sites. For these reasons, and because it is paramount to safeguard the building’s National Register status and the significance of associated historic and prehistoric archaeological features, and landscape, a flood wall is not recommended due to potential adverse effects posed to the character of the historic landscape.

## **6.2 Levee**

Unlike the flood wall discussed above, a levee in this context is meant to be an earthen structure that would also function with mechanical components and human operation. Though potentially less intrusive to the historic setting than a flood wall, its construction would, nonetheless, introduce extreme non-historic modifications to the landscape. As a result, the same drawbacks outlined above apply to this option, and it is therefore not recommended.

## **6.3 Building Relocation**

In the last century, the Jenkins House has sustained a number of intrusions to its setting that detract from the historic period of significance. The ability of the house to communicate its original role as an early and substantial agricultural plantation remains dependent upon its physical orientation and location along the Ohio River bottom, and within a woodland environment that existed through the historic period.

Relocation of the building would pose a number of challenges in meeting federal historic preservation standards, as well as the treatment standards applied herein. Chief among these is the National Register position that a property will lose its National Register listing immediately upon moving. A re-nomination of Jenkins House would be required in order to regain its National Register status, justifying that the building's significance was not derived from the original location, and that the new location successfully recreates original qualities of setting, placement, orientation, and relationships with the landscape. In rare instances, a property may seek prior approval to retain National Register listing following a move, however, given that the original setting and location of Jenkins House is intrinsic to its significance, such an outcome cannot be assured (CFR 60.14(a)(1) and (2)). Finally, given the Jenkins House's former relationship with outbuildings now represented in foundation remains, a relocating of the building would sever its critical tie with these archaeological features, a relationship that could not be achieved at another location.

In addition, unlike frame construction, the brick and stone wall materials would likely not withstand a move without harm. Such a move could damage structural integrity and cause realignment problems for the masonry units, and many wall sections would require disassembly and comprehensive re-pointing. For this and for the reasons stated above, relocation of the building to another site is not recommended due to adverse effects posed to the National Register listing, to historic relational values to outbuilding foundations, and to the integrity of original building materials.

## **6.4 Raise in Place (without fill)**

Under certain conditions, historic buildings can be raised successfully out of a flood zone. Essential considerations are the proposed height, effects on original design qualities, effects on the functional interrelationship with former outbuildings, the resulting relationship to the historic landscape, and the effect of the overall visual change in context with other alterations or intrusions to the setting.

Modeling to raise the Jenkins House in place is based upon a three-foot elevation of the stone foundation above the present grade. Although the home's foundation is believed to have

accumulated one foot of soil since the historic period, a two-foot additional rise above grade would be considerable. A two-foot increase in height would create awkward visual relationships between the home's basement and the balance of the building, perhaps conferring a non-historic first-story appearance to the basement. In addition, raising the house would mean extending entrance stairs, creating further non-historic relationships with the landscape. Finally, as with moving the structure, raising the building may cause some dislocation or damage to masonry materials and mortar joints.

Overall, the raise-in-place option would pose an adverse effect to the building's historic relationship with the landscape and to immediate access to the front and rear elevations. In addition, the added height would distort the original spatial and functional relationships between the house and the outlying foundation remnants. Perhaps most importantly, raising the house would further detract from a historic landscape already compromised by a railroad line and modern highway. This option is therefore not recommended to be in conformance with federal historic preservation guidelines and standards, or with the evaluation criteria of the preservation plan.

#### **6.5 Raise in Place (with immediate fill)**

This option is identical to the previous option, except that fill material would be placed immediately around the perimeter of the house and graded outward to minimize the visual impact of increased height. The measure would also require that the current basement be raised to a level consistent with exterior fill, meaning a loss of the original floor level. Although the added fill and sloping would offset some of the visual abruptness of the added height, a non-historic relationship on the landscape would be unavoidable. The graded fill would likely lend a pedestal-like appearance to the house not seen during the period of significance, and, as with option 6.4, would create non-historic grade relationships between the house and outbuilding foundations. For these, and for all of the reasons stated in 6.4, this option is not an acceptable alternative as it poses adverse effects to the building's historical relationship to the landscape and to former outbuilding locations.

#### **6.6 Raise in Place (with overall fill of surrounding landscape)**

In order to achieve this option, the building's original basement level would be lost, as in option 6.5 above. To the further detriment of the home's site integrity and relationship to the landscape, considerable fill material would be added over former outbuilding foundations, thereby creating a dramatically non-historic rise in the character of the surrounding landscape, and further distorting the historical relationship to former agricultural fields. Furthermore, the archaeological foundations would become inaccessible and unable to portray their critical historical link with the house. For these, and for all of the reasons stated in 6.4 and 6.5 above, this option is not an acceptable alternative as it poses adverse effects to the building's authentic relationship to the landscape and to former outbuilding locations.

#### **6.7 Preserve in Place**

Projecting the timing and likelihood of a catastrophic flood along the Ohio River is inherently speculative, and measures designed to head off potential damage from such an event are by

nature anticipatory. The Jenkins House has performed well under environmental stress and demonstrated that, as with many early nineteenth century buildings, age is not a determining factor in resisting hazards and should not compel unnecessary actions on that basis alone.<sup>10</sup> The arguments for a preventive flood protection measure on the property are not compelling, especially when a review of the above proposals shows that none is acceptable due to significant adverse effects that would be imposed upon the Jenkins House. These include damage to fragile landscape integrity, disruption of historic functional and visual site relationships, and inaccessibility of valuable archaeological resources. Many of the options 6.1 – 6.6 present shortfalls with respect to the treatment screening criteria identified in this plan, specifically those restated below:

- 1) Expends funds on extraneous issues and actions, and not solely on the preservation of existing original fabric. **(1.1 – 1.5)**
- 4) Potentially jeopardizes the interpretive value of archaeological sites and features. **(1.3, 1.5, 1.6)**
- 5) Potentially compromises other historic fabric or that of associated historic properties, and forecloses on long-range preservation goals. **(1.1, 1.2, 1.3, 1.5, 1.6)**
- 6) Introduces non-contributing elements or characteristics to the site and landscape that have the potential to further erode the building's integrity of setting, association, and feeling. **(1.1, 1.2 – 1.6)**
- 8) Does not represent the least invasive option that maximizes available funding according to preservation standards. **(1.3 – 1.6)**

The Jenkins House is known to have experienced three major floods between 1937 and 1948. U.S.G.S. gauge records for this period indicate that water levels in the vicinity of the Jenkins House were high enough to have penetrated several feet of the building's first floor. The streamlined design of one first floor fireplace surround, and some door casings and moldings is consistent with the Art Deco influence of the 1930s-1940s, the period during which these high flood levels were recorded. This suggests that damage sustained from these events may have required replacement of certain first floor plaster walls and features. Although any damage to historic fabric is detrimental, it can be concluded that the Jenkins House lost a relatively small amount of original material in these events. First floor structural elements – sill plates and joists, and stone and brick walls – continue to perform well in spite of inundation, and may have since been compromised more significantly by other factors such as termite infestation.

Proposals to construct a levee or wall, to relocate the house, or raise the building and fill the surrounding landscape may offer anticipatory protection from future flooding. However, a flood threat should be evaluated within the context of other threats posed to the property's physical and historical integrity, or by the harm posed by a protective measure itself.

The integrity of the Jenkins House has already been compromised by roads and railroad lines, and the loss of integral outbuildings that defined its agricultural prominence in the region. Options 6.1 – 6.6 represent highly invasive treatments that stand to further compromise the

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<sup>10</sup> In "Integrating Historic Property and Cultural Resource Considerations into Hazard Mitigation Planning," page 2.3, the Federal Emergency Management Agency cautions that older structures should not be perceived as more vulnerable to hazards simply because of age.

National Register values of the Jenkins House and associated archaeological features and landscape.

Weighted against these options, a “Preserve in Place” option offers the most defensible approach for preserving the material and experiential qualities that make the Jenkins House significant as an emblem of early western Virginia agricultural settlement. This approach prescribes certain treatments that prevent, or stem ongoing damage to original fabric and incidentally return the building to its original appearance. Very importantly, it does not direct funds to be expended on non-preservation actions external to the house.

A Preserve in Place option can be enhanced by a cyclical maintenance plan, to include a set of treatment recommendations for addressing damage or loss, should a significant flood occur. The critical foundation of this approach is a thorough documentation effort that captures and records original design, materials, and features to guide future replacement or rehabilitation, and to discourage historically inappropriate or conjectural treatments in the future.

## **7. SITE TREATMENT, INTERPRETATION, AND ACCESSIBILITY**

### **7.1 Archaeological Resources**

Although this plan is directed to actions that will preserve the historic building fabric of the house itself, it is important to also safeguard the entire National Register listed site and the aggregate values of landscape and archaeological resources that contribute to a larger understanding of the home’s relationship to the ancient and more recent past. As discussed, any further erosion of the historic landscape – setting and association – would be detrimental to the authentic story of the Jenkins House, and without the preservation of former outbuilding foundations, the full significance of the Jenkins House would be compromised.

Any actions taken to preserve the Jenkins House should do no harm to archaeological resources, nor foreclose on any future opportunity to create meaningful interpretation of them. The archaeological record beneath and around the house captures the life ways of those who inhabited this region of the Ohio River Valley, prehistorically, and also reveals data about the plantation’s zenith of operation. Late prehistoric deposits were identified nearby on the original plantation property and given National Landmark designation to honor their heightened importance. The house also rests upon known prehistoric deposits which have not been fully explored. Regarding the historic era, extensive archaeological investigations have been conducted to identify the locations of outbuilding foundations and to discern likely functional associations with the Jenkins House.

These investigations have yielded significant data about former building locations, and spatial layout and orientation, and revealed some information about building materials and general building characteristics. Because archaeological resources were shown to have the potential to yield value under National Register criterion D, they should be treated and managed as archaeological sites. The former buildings were essential partners to the house during the period of significance. Their foundations are the only tangible links to the practicalities of daily life, local agricultural patterns, and the African American contribution in this region. These features should be preserved in place to authenticate the interpretive experience and retrieve the archaeological record for the public. Preservation of the Jenkins House should therefore

embrace the larger context of the home's original outbuildings, and the agricultural and historical realities conveyed by their foundation remnants.

## 7.2 Interpreting Site Features

Archaeological investigations of the detached kitchen, suspected slave quarters, office, and privy locations have expanded our understanding of spatial relationships at the Jenkins plantation and offered further insights into the way the family and its slaves lived and worked. However, revealing, these data do not fully disclose everything about the missing buildings' designs, materials, window and door placement, roof design, cladding, hardware, and interior appointments, among others. The historical record of these structures is not complete, nor is it sufficient to guide reconstructions, should they be proposed. However, the surviving foundations are visually powerful and can evoke strong associations when paired with quality historical interpretation.

At some historic sites throughout the country, missing buildings and structures have been reconstructed to achieve interpretive goals or to broaden the historical experience when no other structures survive. Mostly, reconstructions are used when no other structures exist to convey an historical event or pattern of activity, or when recreation of a feature can convey a unique architectural type or function that cannot be understood anywhere else. Finally, buildings and features re-built for these purposes are guided by multiple sources of information such as original drawings and sketches, builder notes, detailed paintings or photographs, and oral history data, as well as thoroughly examined archaeological data.

A review of reconstructions made with the oversight of the National Park Service verifies this methodology for reconstruction.<sup>11</sup> For example, in recent years, reconstruction of the round barn and slave quarters at Mt. Vernon, Virginia was based upon George Washington's correspondence, drawings of the polygonal structure, plantation records, bills of sale, and a later photograph, as well as archaeological excavation of building sites. This data made authentic replicas possible, and enabled a fuller interpretation of Washington's skills as a farmer, businessman, and problem solver.<sup>12</sup> In the Pacific Northwest, the most recent reconstruction of Fort Clatsop, following the 2005 destruction of the original replica building, was similarly guided. Thomas Jefferson's instructions to the Corps of Discovery ensured that Lewis and Clark made accurate and detailed notations of all their endeavors, including their 1805 winter lodging known as Fort Clatsop. Their journal sketches and notations provided buildings dimensions, measurements, discussion of materials, and sketches depicting the locations of window and door openings and other features.<sup>13</sup> In this case, no structure existed to commemorate this pivotal moment in the explorers' journey, making a recreated fort building key to visitor understanding.

Another defining moment in the reconstruction debate took place around the potential to reconstruct long gone buildings associated with the Whitman Mission National Historic Site (Whitman massacre site) in southeastern Washington State. Decades of controversy swirled as local advocates, academics, and National Park Service leaders pushed both for and against

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<sup>11</sup> The "Pithcathley Files" is a National Park Service record of historical reconstruction projects undertaken in the United States and Canada.

<sup>12</sup> Information about archaeological projects and historical reconstructions are described at the official Mt. Vernon website: [http://www.mountvernon.org/learn/pres\\_arch/index.cfm/](http://www.mountvernon.org/learn/pres_arch/index.cfm/)

<sup>13</sup> Frederick L. Brown, "Fort Clatsop Imagined," Oregon Historical Quarterly, Winter 2006.



reconstructing buildings where little evidence existed. A final archaeological analysis yielded some building locations and cultural deposits, though many voids remained in the record of what these buildings actually looked like and how they were constructed. In 1973, the dispute over the replication of buildings was laid to rest after all studies and professional opinions concluded that new buildings could not be erected with accuracy.<sup>14</sup>

Federal preservation standards for reconstruction (*Standards for Reconstruction and Guidelines for Reconstructing Historic Buildings*) are explicit, and caution against re-building when historical documentation is not adequate. They are intended to discourage new buildings that are conjectural, and have the negative consequence of distorting the historical experience and misinforming the public. Among the federal standards, the following apply specifically to Jenkins House and future site planning:

Definitions:

1) *Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.*

2) *Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archaeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction.*

4) *Reconstruction will be based on the accurate depiction of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.*

6) *Designs that were never executed historically will not be constructed.*

Not Recommended:

- *Reconstructing a building unnecessarily when an existing building adequately reflects or explains the history of the property, the historical event, or has the same associative value.*

- *Undertaking a reconstruction based on insufficient research, so that, as a result, an historically inaccurate building is created.*

- *Basing a reconstruction on conjectural designs or the availability of different features from other historic periods.*

- *Reconstructing features that cannot be documented historically or for which inadequate documentation exists.*

- *Giving the building's site a false appearance by basing the reconstruction on conjectural designs or the availability of features from other nearby sites.*

- *Changing the spatial relationship between the building and historic site features, or reconstructing some site features, but not others, thus creating false appearance.*

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<sup>14</sup> In "A Feasibility Study on Historic Reconstruction (Whitman Mission)" Erwin Thompson of the National Park Service, Denver Service Center Historic Preservation Team, formerly from Whitman Mission, stated, "The archeological, historical, and architectural data do not exist for anything but a conjectural reconstruction of the mission house, blacksmith shop, emigrant house, and gristmill."

Archaeological work has provided information about the associated material culture of former outbuildings that were essential parts of the Jenkins plantation, and the artifacts recovered have yielded data important for a deeper understanding of the historic era of the house, its environment, and the people who lived and worked there. However, by themselves, these materials are not adequate for guiding reconstructions that meet Federal standards.

The archaeological evidence does establish the significance of the sites and foundations that remain, making them National Register eligible components of the larger Jenkins House complex. Their preservation *in situ* is essential for conveying this significance and for interpreting the functional and social relationships between the formal house and the activities surrounding it. It is therefore recommended that the foundations or portions thereof, be exposed or marked, and made visually accessible. Steps should be taken to stabilize these foundations and offset deterioration that may be posed by weather. Interpretive signage explaining what can be authenticated about the nature of these buildings and structures and their roles is essential and will compliment and enlarge the history that can be read in the surviving Jenkins House.

### **7.3 Americans with Disabilities Act (ADA)**

Depending on interest level and mobility, all visitors will experience the history of the Jenkins House differently. Much of the site and plantation history can be discerned from touring the grounds and viewing the house in its setting. For the majority of visitors, the home's Federal style architectural values may be read on both the exterior, and in the interior features and spatial layout. Some of the home's period character and architectural virtues, however, may limit access to those with physical disabilities. For example, although front and rear entrance doors are sufficiently wide to accommodate wheelchairs – as are interior first floor room passages – outside access to these areas via stairs poses a barrier.

In Preservation Brief # 32, "Making Historic Properties Accessible," the National Park Service provides general direction for adapting historic properties under the ADA. Still, the historical realities of the Jenkins House must inform any decision making about retrofitting the building for ADA accommodation. Most challenging is the goal of providing reasonable access without causing significant harm to historic fabric and the pedestrian patterns related to the years, 1835 – 1860. Typical ADA treatments in historic dwellings that might be applicable to the Jenkins House include wheelchair ramps, placing elevator lifts beside the raised entries, or providing new and discreet entrance points.

Although ground level entry may be viewed as a low impact alternative, providing access through a basement level door is not advised. Cutting in an additional ADA width door opening would damage historic masonry, create a visual intrusion, and confuse historical access patterns. In addition, because a grade-level door would require a ramp dug into the ground and angled outward, this option stands to impact archaeological resources, and would likely require additional mitigation and data recovery. Perhaps most importantly, basement access would offer no tangible experience of the architectural and historic values that remain above, out of reach to the disabled visitor. ADA accommodation into the basement would also necessitate insertion of an ADA compliant elevator/lift to the first story that would consume a large amount of historic fabric and disrupt historical patterns above. Finally, this approach would require relocating electrical and HVAC systems in upper floors, an action not recommended under Section 5.5.

Because the house has a clean symmetrical design, and because all of its elevations are prominent, all of the above options have the potential to critically disrupt an otherwise intact historic building. Making such adjustments could further undermine the building's National Register status, which is already compromised by modern intrusions discussed earlier in this document. Potential adverse effects of ADA accommodation in the house itself are serious enough that visitor equivalences should be pursued, and developed independent of the original building. Quality interpretive opportunities should be made a priority in an effort to bring the history and material qualities of the Jenkins House to those unable to fully experience the entire building. Interpretive programming, possibly in a stand alone and sympathetically designed visitor center, could translate much of the historical imagery and material furnishings associated with the Jenkins family during the period of significance. In addition, the visitor understanding of the history and prehistory of the site could be greatly expanded through easily accessed and clearly marked archaeological foundation sections and accompanying signage.

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- # 4 Roofing for Historic Buildings
- # 17 Assessing Architectural Character of Historic Buildings
- # 18 Rehabilitating Interiors in Historic Buildings
- # 24 Heating, Ventilating, and Cooling Historic Buildings
- # 32 Making Historic Properties Accessible
- # 36 Protecting Cultural Landscapes: Planning, Treatment, and Management
- # 39 Holding the Line: Controlling Unwanted Moisture in Historic Buildings

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## **Appendix B**

### **Flood Risk Reduction Details (Description and Engineering drawings)**

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### **1. Floodwall**

This alternative entails placing a T-Wall around the grounds with a gate closure at the entrance



drive. The top of wall elevation would be 562.0, making the average height of the wall 14 feet above existing ground. Approximately 1,210 linear feet of wall would be needed. A storm drainage system including catch basins, pipe, portable pumps, and headwalls would be required. The edge of the floodwall would be range from 70-260 linear feet from the perimeter of the Jenkins House. Additional operation and maintenance would include pump mobilization and demobilization, pump upkeep, and the gate closure. (See Exhibit CGA03).

**Figure B.1.** Simulated floodwall surrounding the Jenkins House.

### **2. Earthen Levee**

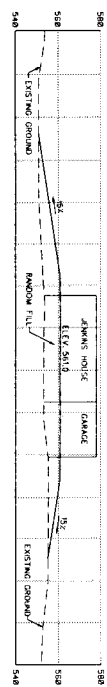
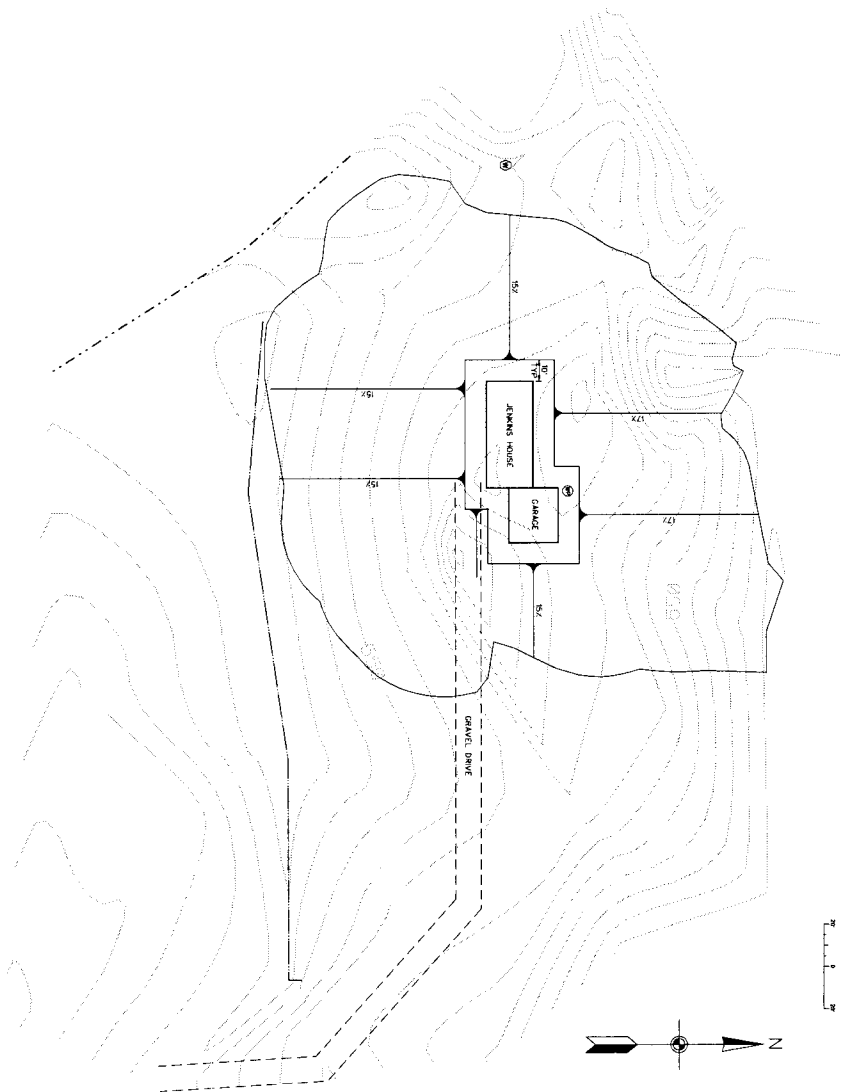
Approximately 1,340 linear feet of levee would be needed to surround the Jenkins House, using 32,500 cubic yards of fill. The levee would be comprised of a 10 foot wide bench at elevation 562.0 with 1V:3H (one foot vertical to three feet horizontal) side slopes, making the average height 14 feet. The base of the levee would extend 42 feet from each side of the 10 foot wide bench, accounting for an average total base width of 92 feet. A storm drainage system including catch basins, pipe, portable pumps, and headwalls would be required. The centerline of the proposed levee alignment would be offset from the Jenkins House at a distance ranging from 70-260 feet from the perimeter of the house. (See Exhibit CGA04).

### **3. Raise in Place with 2 ft fill**

This would involve raising the house as described in Alternative 3, and backfilling around the house to achieve an approximate contour of the existing site. Two feet (2') of random fill would be placed around the house to bring the ground elevation to 556.0. The slopes from top of the new fill to the existing ground would be 9%. Approximately 700 cubic yards of fill would be needed. (See Exhibit CGA02).

### **4. Raise in Place with 7 ft fill**

This alternative was considered as a result of public interest in considering raising the entire structure and site above the 100-year flood elevation. This alternative entails raising the house seven feet (7') on block and placing seven feet (7') of random fill around the house to bring the ground elevation to the 100-year flood elevation (561.0 amsl). There would be a ten foot (10') wide bench around the house. The slopes from top of the new fill to the existing ground would vary from 15% to 17%. Approximately 6,000 cubic yards of fill would be needed. No additional maintenance would be required. (See Exhibit CGA01).



## **TYPICAL SECTION**

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Sheet  
reference  
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**CGA01**  
Sheet 0 of 0

DND RIVER  
APPLE GROVE, WV  
ROBERT C. BYRD LOCKS AND DAM  
ON SITE MITIGATION AND RECREATION

JENKINS HOUSE  
FLOOD PROTECTION  
ELEVATION 561 F&L SCHEME

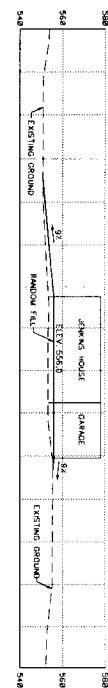
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HUNTINGTON DISTRICT  
HUNTINGTON, WEST VIRGINIA

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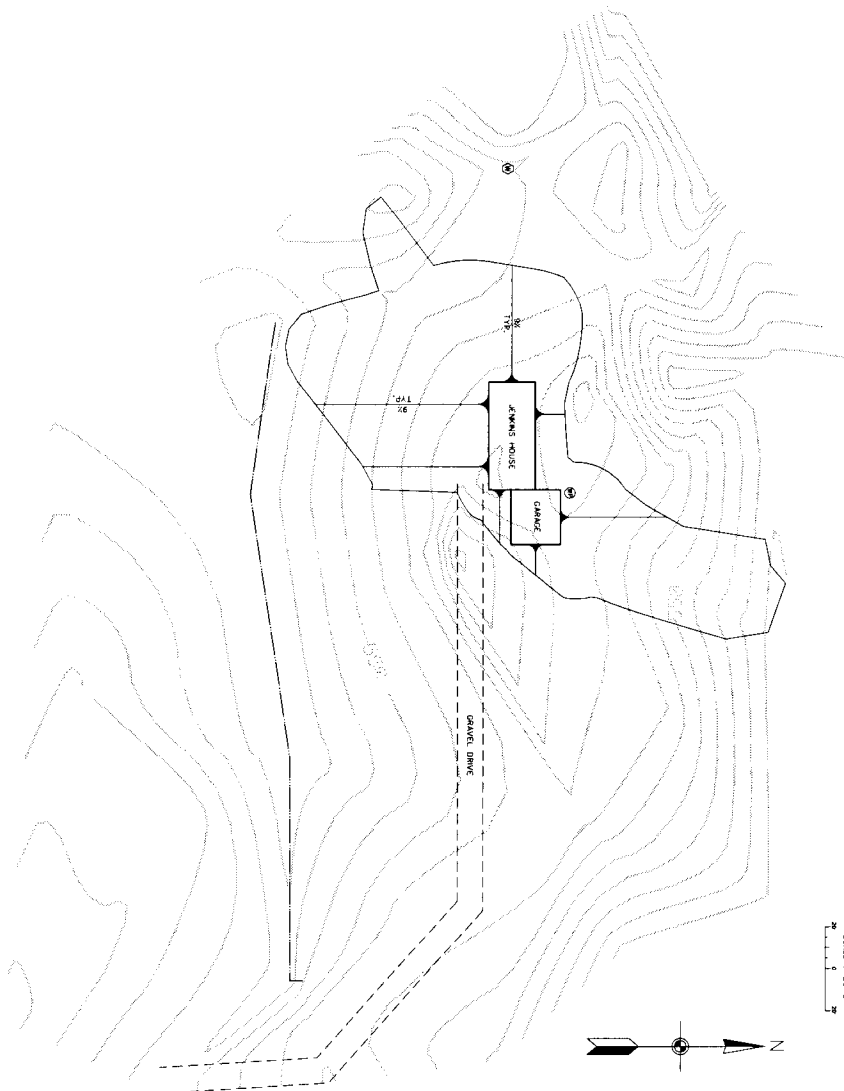
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of Engineers  
Washington, D.C.





**TYPICAL SECTION**

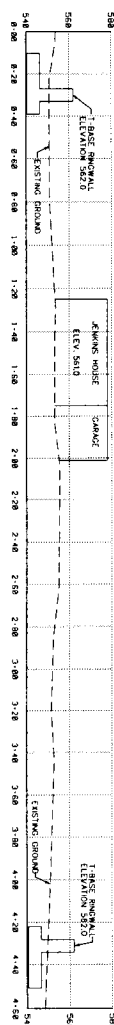
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**GRADING PLAN**

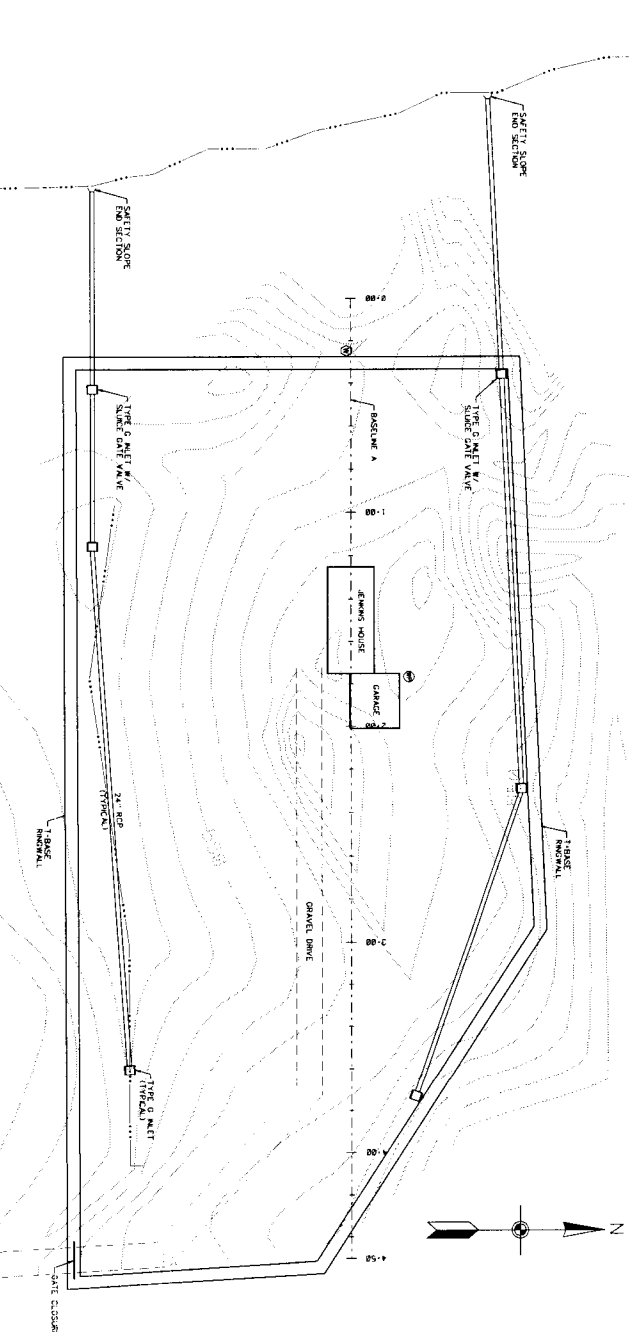
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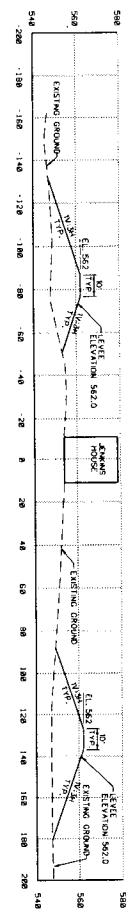
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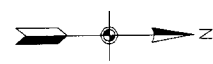
SITE PLAN  
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# **Appendix C**

## **Public Scoping Comment Summary**

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**Table C.1 Public Scoping Comments and Consideration of Issues.** Public scoping comments were used to develop issues considered in the Draft Environmental Assessment (DEA) and Preservation Plan (PP). All comments were reviewed and categorized into issues based upon similarity. The following table outlines “Issues” identified from scoping comments with specific “Comments” grouped under each issue. The “Consideration of Issues” column directs readers to the location in the DEA and PP where pertinent preservation issues are considered, or where appropriate how a comment may be addressed. Issues that relate to the current Preservation undertaking are primarily considered. Issues outside the scope of this preservation planning effort are referenced as N/A, for future reference and availability.

Issue		Comment	Consideration of Issues
1	<b>Flood Damage</b>		
		Why is there a flood threat (has house been flooded)?	See Section 3.2 of the EA and Section 6 of the PP.
		Raise out of 100 year floodplain	
		Dikes around plantation would be more accurate of preserving grounds, any other option would detract from historical value	
		Last time house flooded (1997) resulted from water backing up into house through pipes, not Ohio River	Backflow prevention valve now in place to eliminates concern.
	<u>No Action</u>		
		Allow house and buildings to be flooded. Cost for cleanup and repair would be more cost effective than floodproofing.	See Section 3.2 of the EA and Section 6 of the PP.
	<u>Relocation</u>		
		house should stay where it is (original location)	See Section 3.2 of the EA and Section 6 of the PP.
	<u>Raise-in-place</u>		
		Raise-in-place idea is a possibility	See Section 3.2 of the EA and Section 6 of the PP.
		If nothing else could be done, then raise-in-place	
		All three floors should be raised, if Corps determines its needed	
		Raise-in-place appears to be the best option	
		Raise in place as long as integrity of house protected	
		All three floors should be raised	
	<u>Raise-in-place on Fill</u>		
		Whole house should be raised out of 100-year floodplain so whole knoll can be raised	
	<u>Levee/Floodwall</u>		
		Investigate bulldozing a barrier to stop occassional flood, but not a floodwall	

*Draft Environmental Assessment  
Jenkins House Preservation Actions*

Issue		Comment	Consideration of Issues
2	Water Penetration		
		Moisture problem from wetlands in front of house damages brick and encourages mold growth	See EA Section 1.4.  Only those studies pertinent to the scope of preservation were conducted: Masonry Condition Assessment, Groundwater Analysis, Climatology Consultation.
		Raising does not address site drainage and moisture problems	
		Moisture problem from wetlands in front of house damages brick and encourages mold growth	
		Water table is too high because of wetlands, and causes moisture damage in house	
		Remove wetlands to eliminate moisture problem	
		Mildew problem arose following Corps ownership of the building and construction of wetlands	
		Creek should be cleaned out behind house to allow proper drainage	
		Reroute wetlands to eliminate damage to house	
		Poor site drainage in front of the house has resulted from installation of culverts under the railroad and Rt. 2.	
		Stone foundation eroding from increased dampness	
		Drainage study should be done to identify hydraulic concerns surrounding house (Turkey Creek backing up)	
		Drain all water away from house	
		Gravel and dirt washed in from railroad culverts should be used to construct an earthen levee to keep flow within Turkey Creek	
		Site drainage would be improved by removing railroad drains and installing culvert to direct flows into Turkey Creek	
3	Cyclical Maintenance		
		Proper cyclical maintenance is needed to ensure preservation	See PP Section 5.5
4	Document and Repair		
		Not sure back door is period.	Documentation effort captures existing conditions (EA Section 1.4.) Current efforts guided by Standards (EA Section 2.2)
		Window sashes are not original, cannot keep paint on them or front steps	
		Past preservation activities have not met Secretary of Interior Standards (i.e. roof and window replacement)	

*Draft Environmental Assessment  
Jenkins House Preservation Actions*

Issue		Comment	Consideration of Issues
5	Historic Associations		
		Moving the house could cause it to lose its National Register nomination	See EA Section 3.2, and PP Section 6.3
		Relocating would affect the integrity of the house	
		Relocation would change historic setting and status	
		Landscaping could mask effects of raising structure	
		All three floors should be raised, because of antebellum architecture basement is considered first floor.	
6	Archaeology		
		Additional testing around house entries and front windows likely to reveal evidence of porches	See Preservation Objective 4 (EA Section 2.1) and its consideration throughout.
		Concern regarding Late Prehistoric component along northern wall of kitchen with wall trench house pattern associated with midden	
		Site burial would preclude further understanding of outbuilding features (Office, privy, sidewalks, etc) that are not yet well understood	See PP Section 7.1
7	Wise Investment		
		Preservation work should be done with an eye towards restoration. Money spent towards preservation should complement future restoration.	See Preservation Objectives 1 and 8 (EA Section 2.1) and their application throughout.
		If roof is replaced, wood shingle roof should be put on instead of asphalt to save time/money when restoratin proceeds.	
		Allow house and buildings to be flooded. Cost for cleanup and repair would be more cost effective than floodproofing.	
8	Public Benefit / Interpretation		
		Raising would allow for display of artifacts without fear of flood damage	See definition of Preservation (Section 1 of PP and EA).
		Can handicap accessibility be added?	
		Visitor center should be kept in mind during preservation	
		Full interpretation of the site should include African American and Native American. Current site offers no way to interpret those stories along with the Jenkins story	ADA Access in PP Section 7.3.
		Site has four "magnets" to attract visitors: Jenkins home, underground railroad/piek experience, Clover Indians, and Wildlife.	Suggestions noted, and available for future use.



*Draft Environmental Assessment  
Jenkins House Preservation Actions*

Issue		Comment	Consideration of Issues
9	Non-Preservation/Other		
	Wetlands		
		Wetlands provide important wildlife habitat (food and cover for waterfowl) and should not be removed	See EA Section 1.4.  See masonry discussion in PP Section 4.3.  Comments noted.
		Water in front of house should be removed. It was not there in 1988.	
		There's a goose problem. Removing water would eliminate goose problem.	
		Remove wetland	
		Swamp was never planned when Corps took over house and land for mitigation in 1988.	
		Property in front of house was already a seasonal wetland, prior to wier construction and conversion. It should be restored to previous state.	
		Beavers appeared following Corps acquisition of Jenkins property and built dams on Turkey Creek that flooded farm fields used for corn, hay and cattle	
		Beaver dams near Jenkins property should be removed and beavers relocated	
		Wetlands detract from interpretation of historic (agricultural) property	
	Restoration/Reconstruction		
		Full restoration w/ outbuildings would allow full interpretation of the Plantation	Noted for future use. See PP Section 7.2.
		Reconstructed outbuildings could be raised to railroad elevation	
		If house is raised, outbuildings should also be raised	
		Wetlands adjacent to the house could be replaced somewhere else on the 900 acre site to allow for restoration of the front lawn and plantation setting.	
		Rebuild outbuildings on original location to help with tourism and education	
		Remove office, revert bathroom, outbuildings with plaques, etc.	
		House should be restored with room for permanent museum for full prehistory and history display	
		No additional structures should be reconstructed (wharf, kitchen, office, etc). Historical and archaeological evidence is inadequate at this time to support accurate depiction.	
		Restore similar to Blennerhasset	
		Restore to original brick	
		Paint house	

*Draft Environmental Assessment  
Jenkins House Preservation Actions*

Issue		Comment	Consideration of Issues
		Restoration process excellent teaching opportunity if conducted by historic restoration professionals	Noted for future use. See PP Section 7.2.
		Historic Hannan's bridge, and old farm road to river should be reconstructed following rerouting of wetlands	
Tourism			
		House would draw conventions and tourists	Comments noted and available for future.
		Additional access road (upper farm road above current entrance), not connected to the RR track could be added to accommodate additional visitors	
		Guyandotte Civil War Days draws reenactors and other people to the area. Greenbottom is a great place for this. People are interested if there's a place to come.	
		An Interpretive Area could be used for "drawing" activities following house restoration and outbuilding reconstruction.	
		Build a gift shop	
Public Use/Interpretation			
		Opportunities for students and young people to experience historic plantation setting	See PP Sections 1 and 7.
		Currently no interpretive reenactment events in Cabell County for students and education. Events in other locations, but education opportunities are here.	
		Potable water and utilities would be needed to accommodate large public gatherings. Currently no potable water and one toilet, water and sanitation should be considered.	
		Visitor center could be used as visual representation of barn (agriculture)	
		No drinkable water available, only restroom is on second floor	
		Visitor/interpretive center should be added	
		Wetlands add charm to the site	
		Safe hiking trails (afraid of swamps), guided wildlife viewing	
		Safe drinking water is needed	
Other			
		Hannan's stone arch bridge across Turkey Creek was removed, as a National Register property this was unlawful	N/A to current Preservation effort. Comments noted.
		Diverter ditch that once connected old swamp to Turkey Creek and Ohio River should be re-installed	
		Railroad drains placed under track damage historic property	

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JENKINS HOUSE  
PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

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The following proceedings were duly recorded by  
Susan C. Mougey, CCR on April 24, 2007 at 6:00 p.m.  
at Drinko Library, Marshall University Campus,  
Huntington, West Virginia

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Susan C. Mougey, CCR

1           MR. WORLEY: As John said, we're moving  
2 into your public comment period. Before we get  
3 started, I'd like to mention a couple of things.

4           First, I'd like to recognize Senator Bob  
5 Plymale who came in a little bit later. He's with  
6 us tonight. Thanks for coming, Senator.

7           Again, what John was saying, we're here  
8 for your input. We threw some ideas out there.  
9 Hopefully, it still stimulate you to come up with  
10 some additional ideas. By no means are we saying  
11 that these are the solutions. These are some  
12 thoughts that we have.

13          We're going to be taking oral comments first. And  
14 I have a list of folks that signed up as we came in. I'll  
15 read those names in the order that they signed up.

16          Before we get started, I wanted to reiterate,  
17 that if you're going to make a written comment, try to do it  
18 before the 24th of May. When we get through with all your  
19 comments or get your comments and incorporate that into the  
20 planning process, we're going to produce a draft document  
21 that we're going send out to everybody to review. And that  
22 draft document, when you signed up, indicated when you  
23 signed up that you'd like a copy of it. We're going to send  
24 it to you and let you review it.

1 In that document, there's also going to be the comments that  
2 are made tonight and responses to those comments that we'll  
3 formulate between now and the time it's published.  
4 Then based on that draft report, we'll be publishing the  
5 final report later on in the fall as John indicated on the  
6 schedule. That's the process we're going to be going  
7 through.

8 Also, points of contact. These are the two main  
9 folks that if you have questions after the meeting, they'll  
10 have the most information. Lisa Morgan. Lisa is in the  
11 back, back there. Lisa is our project manager. She's  
12 responsible for the overall components of not only the  
13 Jenkins House, but everything associated with the Robert C.  
14 Byrd project.

15 We also have here Amanda Dethman. Amanda is our  
16 lead planner, and she's going to be writing the document  
17 we're going to be putting together. Those are the two main  
18 folks you would need to contact if you have questions after  
19 the meeting.

20 We're going to take comments now. We can do it a  
21 couple of ways. We have a hand-held microphone that Brian  
22 Ball can bring around, if you want to make a comment from  
23 your seat. Or if you want to come down front and speak,  
24 you're perfectly welcome to do that too. I'll leave it up

1 to your preference. Just let us know and we'll accommodate  
2 that.

3 Our court reporter is going to be over here taking  
4 the comments down. And, again, I'll reiterate, we're not  
5 going to have any discussions about it in this setting  
6 because we don't want to unduly influence anybody. We want  
7 to make sure we hear you without trying to influence or  
8 change your comment.

9 When you come to the mike or come up front, I  
10 would appreciate it if you would, again, state your name and  
11 spell it so we make sure we get it correct in the record, if  
12 you would, when you get here.

13 To start out with, we're limited to five minutes.  
14 I'll be over here on the side. If you get close to the  
15 five-minutes period, I'll raise my hand just to give you an  
16 indication. Until everybody speaks, we need to cut it off  
17 at five minutes. And if we have time left over at the end  
18 of that, we would certainly ask you to come back down if you  
19 want to continue on. That's fine.

20 At 7:30, we're going to break and move out into  
21 the lobby area where the kiosks are at, and we're going to  
22 have just a general discussion. Any questions you might  
23 want to ask us, we can have a discussion out there. Any  
24 comments you would like to make in that setting would

1 certainly be welcome.

2 At 8:00, we are going to have another showing of  
3 Ghosts of Greenbottom in here. Following that showing of  
4 Ghosts of Greenbottom, we're going to have our court  
5 reporter available at 8:30. If there's any comments that  
6 you came up with from the time you hear what's going on here  
7 versus what we discuss outside versus seeing the movie  
8 again -- if there's something that comes to you during that  
9 time period, we can certainly record those for the record as  
10 well.

11 If we can, let's get started. The first name I  
12 have is Victor Jenkins Wilson.

13 VICTOR JENKINS WILSON: Good evening.  
14 It's wonderful to see such a full house tonight for  
15 this meeting. I was thinking most poignantly about  
16 a comment made by a West Virginia state employee  
17 several years ago. I stopped at the information  
18 center in Martinsburg, West Virginia where  
19 Interstate 81 enters into the West Virginia area.  
20 And I said, "Do you have a brochure for the Jenkins  
21 Plantation Museum?" She said, "There's a plantation  
22 in West Virginia?" I said, "Yes." She said, "Boy,  
23 I wish I had that." She said, "I spend my day  
24 drawing maps for Canadians who come down and they



1 see West Virginia, and they think that's just the  
2 western portion of Virginia. The one thing they  
3 want to see in Virginia is a plantation." She said,  
4 "I'm getting paid by West Virginia to draw maps for  
5 Canadians to go to the James River to see  
6 plantations." She said, "I would love to send them  
7 to the Ohio River to Cabell County to see a  
8 plantation." So this is what we're losing in this  
9 state, and what we could be gaining if we do this  
10 full restoration with the outbuildings and with full  
11 interpretation.

12 But this evening, I thought rather than  
13 speak for myself, I would let you meet Captain  
14 William Alexander Jenkins. Now, this past Saturday,  
15 Karen Nance, myself, Sherry Pettit, and a number of  
16 other reenactors were at the Barboursville Community  
17 Park. We did a history trail for about 1,000 to  
18 1,200 scouts and their parents. I'm going to, in  
19 very quick order, let Captain Jenkins tell you a  
20 little bit about his history tonight.

21 I'm Captain William Alexander Jenkins. I  
22 was born in 1776 in Virginia. I served in the War  
23 of 1812 as a private. My title as captain comes  
24 from my occupation. Now, early in the 1820s, I

1 transported goods up the James River from Richmond  
2 to Lynchburg. I have a home in Lynchburg. And as  
3 my business and wealth increased, I purchased three  
4 ocean-going vessels, and those vessels transported  
5 Virginia agricultural products, mostly grain, to  
6 Venezuela.

7       And by 1816, I was 40 years of age. By  
8 1820, I was 44 years of age. And at that stage, in  
9 the early 1800s, I was basically elderly for a man.  
10 If you're over 40, you're pretty much elderly. And  
11 I decided to look for a less-vigorous occupation.  
12 So I sold my fleet, moved to Rockbridge County,  
13 Virginia, purchased Buffalo Forge, a 1,200-acre  
14 plantation. At the age of 45, married a young woman  
15 named Jeanette Grigsby McNutt, daughter of Captain  
16 John Grigsby, a revolutionary officer who had a  
17 1,000-acre tract in Lexington. We had a daughter  
18 Eustacia named after my sister, Eustacia. My  
19 father's firstborn was a girl, and he wanted a  
20 namesake, so he called her Eustacia, the feminine  
21 for Eustace.

22       We heard of this property for sale out on  
23 the Ohio River, this 4,400 acres. Well, I went over  
24 the mountains to look at it, and on my first visit,

1 the property was fine. But on the Ohio River -- the  
2 only navigation I could do on the Ohio was using a  
3 pole boat and having to push myself back up the  
4 river, so I didn't buy the property. Subsequently,  
5 I rode on Robert Fulton's steamboat, and I saw what  
6 the effect was going to be for steam power on inland  
7 rivers. My wife and I discussed it. We sold our  
8 1,200-acre plantation, and we moved out, with our  
9 slaves, to Cabell County. On September 19th, 1825,  
10 we began the erection of our home which you see up  
11 here.

12 Now, it's a great satisfaction to me in  
13 the late 1850s, being in my early 80s, to see my  
14 four children all having graduated college. The  
15 three boys having gone to a school hopefully you've  
16 heard of called Marshall. It's a preparatory or  
17 high school, and the eldest boys waited until the  
18 youngest, Albert, graduated. The boys went off to  
19 Jefferson College outside of Pittsburgh in  
20 Pennsylvania. Our daughter went to school in  
21 Steubenville and then on to the University of  
22 Cincinnati. William Alexander, my namesake, went to  
23 Jefferson Medical College. The youngest one, Albert  
24 Gallatin, went on to Harvard Law School. And my

1 eldest, Thomas Jefferson, came home to help me at my  
2 advanced age in running the estate.

3       It's wonderful to see a hundred percent of  
4 my kids here in Appalachia graduating from college,  
5 and 75 percent of them going on to graduate school.

6       Albert has recently gotten elected to the  
7 Congress from this portion of Virginia. In one of  
8 his speeches, he says to Congress, I sit at my  
9 second-floor window, and I look over to Ohio, and I  
10 see where all men are free. And I see those days  
11 coming for Virginia also.

12       And as we know in the last session of the  
13 Virginia -- in the Virginia legislature that the  
14 abolition of slavery would have passed except for  
15 one vote. So times are changing. Slavery is  
16 becoming antiquated. My late wife's cousin, Cyrus  
17 McCormick is a frequent visitor at the house. We  
18 bought a lot of his McCormick reapers. Agriculture  
19 and production has become a lot less labor  
20 intensive.

21       Another guest we had was the President of  
22 the United States. He and Albert became friends in  
23 1856 at the Democratic convention. Both having  
24 several things in common; Pennsylvania roots because

1 he was from Pennsylvania. And Albert and all the  
2 boys went to college in Pennsylvania. They're both  
3 Presbyterian, and both felt the same way on the  
4 Southern issue which we described as slavery.

5 But here on the estate, I built a church,  
6 and the African-Americans attend that church. There  
7 are African-Americans who write bills of lading for  
8 my shipments, so they are able to read and write.  
9 We do see clouds on the horizon, and those clouds  
10 are from our northern neighbors, the states up north  
11 that are putting pressure on us now. And I know,  
12 should it happen, that our family will go with  
13 Virginia, as our friend Robert E. Lee has said that  
14 he also would go with Virginia. My sons, if they go  
15 in the Southern military -- I could see Albert --  
16 he's such an overachiever. He'll probably end up  
17 being a general.

18 But it's been a pleasure having you in  
19 attendance tonight. If anybody has any questions, I  
20 would be happy to answer them. If not, I'm going to  
21 turn the microphone over.

22 MR. WORLEY: Thanks, Mr. Wilson. If you  
23 want to continue in a few minutes after everyone  
24 spoke, we would be glad for you to.

1           Next we have Ms. June Ashworth.

2           JUNE ASHWORTH: I have been to several of  
3 these meetings, and I'm very much interested in this  
4 house. I'm very much interested in seeing that it  
5 stays right where it is. The raising in place idea  
6 is a possibility. This area has very few things to  
7 draw the interest of conventions, to draw the  
8 interest of tourists, and this house would do that.

9           I just completed in March being chairman  
10 of a 215-member convention that was held at the  
11 Radison, and there were very few places that we  
12 could have taken a tour. One was a possibility at  
13 the Huntington Museum, but where else in the area  
14 could you have taken a tour? I would have loved to  
15 take some of the members of this 215 from all the  
16 way across West Virginia.

17          The convention was a convention of the  
18 West Virginia Garden Club. We have some very  
19 energetic ladies. There's a possibility that some  
20 of these very energetic ladies would maybe come  
21 through with an herb garden or other things, other  
22 possibilities.

23          One of the things that I have not heard in  
24 a lot of the meetings is how to access the house.

1 There is a road, an upper road, farm road, that is  
2 not connected to the railroad track. You can go  
3 above the current entrance, come in on the road, and  
4 you do not have to cross the railroad track, which  
5 would be a much-added asset to this piece of  
6 property, if we have lots of visitors.

7 I also belong to the United Daughters of  
8 the Confederacy. And almost twice a year, we take a  
9 group of ladies to Greenbottom. We did have one  
10 scheduled for June 16th, and I think today it got  
11 cancelled. But we have another one in the works.  
12 That particular meeting would have brought people  
13 from Charleston as well as Huntington and  
14 Barboursville and Milton.

15 There are certain areas of Greenbottom  
16 that I wish could be changed. One of them is the  
17 removal of the water in the front of the house. In  
18 1988, the water was not there. It is now. One of  
19 the large trees was removed, I think, because it was  
20 water damaged, and it probably was one of the trees  
21 that Albert Gallatin or his father planted.

22 If the water was removed from the front of  
23 the house, we would not have the problem with the  
24 geese that we have now. Any restoration of the

1 house for the future of taking ladies from all  
2 across the state to the state convention, you would  
3 have prayed that the geese were not there. I have  
4 been there when we had to clean and it was a mess.  
5 So if the water was removed from in the front of the  
6 house, that would solve that problem. The geese  
7 would not be there.

8 Another thing that brings a lot of people  
9 to the area is the Civil War days that we have in  
10 the fall in Guyandotte which brings a lot of  
11 reenactors from all over the United States. They  
12 love to have places to go and show -- be the  
13 showmanship that they are of their particular  
14 hobbies, and that is doing reenactments of the Civil  
15 War. And what a better place exists in this area  
16 than Greenbottom.

17 There will be a reenactment in  
18 Barboursville in July of this year. And, again,  
19 reenactors are coming from all over. I even heard  
20 over the weekend that there's a possibility out to  
21 Wayne of trying to get some Civil War -- trying to  
22 recreate a Civil War reunion that was held there in  
23 1906. So there are people interested if we have the  
24 proper place for them to come. Thank you.



1

2 MR. WORLEY: Thank you, Ms. Ashworth.

3 Next we have Karen Nance.

4 KAREN NANCE: I'll come down. Everyone  
5 else has. Can you hear me?

6 One of the things I wanted to say when I  
7 was looking through the slide presentation the other  
8 day, and again today that occurred to me, there's  
9 things about the house that some of us that have  
10 done a lot of research like Jack Dickinson, as well  
11 as myself, the family history that Victor Wilson  
12 knows. That might come to be helpful to you all  
13 that maybe you might want to put together some kind  
14 of committee to do some input as you do your plan.

15 What comes to mind first, I would say,  
16 like you were mentioning the back door and some of  
17 the work on it. I'm not even sure it's period. So  
18 those are some of the things that we've done some  
19 research on that we might be able to help you all  
20 with if you do this.

21 As far as flood prevention goes, the  
22 house, of course -- I know the Corps is concerned  
23 about putting money into it. Where it sits -- you  
24 know, if nothing else can be done to preserve it

1 than to raise, then I guess I would prefer the  
2 raising in place, but I want all three floors to be  
3 raised. The reason for that is, it's an antebellum  
4 piece of architecture. The first floor is what  
5 we're calling the basement. It did have use at the  
6 time the family had it. So I believe we need to be  
7 able make it usable as well. Even if it could wash  
8 out, as you were saying, if they lift the louvers, I  
9 think that would change the appearance to a certain  
10 extent if we were not to raise the whole thing.

11       And we raise the whole knoll up to a  
12 certain extent. That might help with the water  
13 problem. I'm not as concerned about another flood  
14 coming along as I am concerned about the moisture  
15 problem from the wetlands in the front damaging the  
16 brick, putting the mold on there. Those windows  
17 that you see that are falling apart, they were put  
18 in by the Corps and the Department of Natural  
19 Resources. Those window sashes are not historic.  
20 You can see the condition they're in. You can't  
21 keep paint on them. You can't keep paint on the  
22 front steps.

23       So I think we need to address that problem  
24 as well. And raising the house might help with

1 that. Taking the weir out. I don't know if  
2 everyone is aware of the fact that the front lawn  
3 was at times maybe wet in the past as a true  
4 wetland, but not very wet, maybe a little moist in  
5 the middle. But that weir holds that water in. So  
6 if you were to take the weir out, the front yard  
7 would dry up. That was put in there when the  
8 beavers built their dam. They knew they wouldn't be  
9 there forever, so they built a weir.

10       So I think that could help a lot with the  
11 moisture problem and the fact that the water table  
12 is too high for the house and causing moisture  
13 problems with the house.

14       The other thing as far as preservation  
15 versus is restoration, the reconstruction -- I have  
16 mentioned this before. I actually mentioned this  
17 back in 1988, and I would like to mention it again.  
18 That if the preservation goes forward, any work  
19 done, I would like to have the fact that it's going  
20 to future restoration of this site and the  
21 reconstruction that we're inspecting, and hopefully  
22 the visitor center would be taken in mind as the  
23 work is done.

24       For instance, when that roof is changed

1 this time, I would like to see a wood shingle roof  
2 put on it. That would be an example of what I'm  
3 talking about. So that way it wouldn't be a waste  
4 of money, that we would be replacing an asphalt roof  
5 and then get the language changed to restoration.  
6 And then we would just have to rip off the asphalt  
7 roof and put on the wood shingle roof.

8       Those are some of the things I had a  
9 concern about before. Actually, there wasn't money  
10 in the budget, I was told, over these issues, that  
11 the design of the heating system was another problem  
12 that we had to deal with because in the beginning,  
13 there wasn't enough funds. So we were told to do it  
14 in a different manner.

15       I believe that the Jenkins Plantation  
16 should be restored, that we should have  
17 reconstruction of the outbuildings. But equally as  
18 important, I believe we need an interpretive center  
19 through a visitor center. With all of the wetland  
20 development on the site, what was lost to the  
21 African-American story where we can interpret that,  
22 and not to mention the Native-American story as  
23 well. We really have no way to interpret that now,  
24 but if we could mitigate, as a favorite legal word

1 for government -- if we could mitigate the loss of  
2 our Native-American and our African-American  
3 heritage there in some kind of a center where people  
4 can come in and learn, not just about the Jenkins  
5 family, which, of course, is an important story, but  
6 also for the others who resided on that site.

7       And, I guess, from -- just to round it up  
8 here, I would like to see that weir removed so the  
9 front can dry out. I think that would help the  
10 moisture in the area. If we're going to raise it, I  
11 would like the whole house raised up out of the  
12 100-year flood plane so we can raise that whole  
13 knoll up. Also, it would, in a sense, protect the  
14 archaeology that some are concerned about, the  
15 Native-American archeology being damaged. We've  
16 already got a lot of research on the outbuildings  
17 that we could put them back, and it could be raised  
18 up to maybe where the railroad tracks it at. The  
19 whole area would be out of the moisture from the  
20 swamp, and I think that would preserve the building  
21 better. And I would like to see, as I mentioned, a  
22 full tourist attraction, something that people would  
23 like to see like they see in Virginia, to tell our  
24 story. We have a northern and southern side story

1 here. I think we need to tell them both. Thank  
2 you.

3 MR. WORLEY: Thank you, Ms. Nance.

4 Next we have Jack Dickinson.

5 JACK DICKINSON: I didn't sign up to  
6 comment.

7 MR. WORLEY: Would you like to?

8 JACK DICKINSON: I've got more questions  
9 than comments.

10 VICTOR JENKINS WILSON: For the record, at  
11 the moment, we noted Karen's book. We also should  
12 note Jack's authorship of the book, Jenkins of  
13 Greenbottom, which copies are available to borrow  
14 from the Cabell County Library, the main branch.

15 MR. WORLEY: Thank you. Next we have  
16 Johnny Nance.

17 JOHNNY NANCE: My name is Johnny Nance,  
18 and my major concern is that we've been working on  
19 this project for 19, 20 years. We have all seen a  
20 lot of things said by the Corps that wasn't followed  
21 through, and it has caused a lot of bad feelings in  
22 the community. So I hope this time -- we're all  
23 standing here in this room hoping that this project  
24 will get the attention that it has deserved for 20

1 years.

2       There has been preservation of the house  
3 that didn't meet interior standards that should have  
4 because that is the law. When they replaced the  
5 roof as soon as they purchased the building, they  
6 put a 20-year shingle, asphalt, left the old  
7 flashing in place, which I've had to get up there  
8 and address several times. I'm one of the  
9 volunteers that has helped with the project.

10       The window sashes were replaced in the  
11 beginning. I think the only original sashes in the  
12 house are on what you call the basement; what we  
13 call the first floor.

14       Therefore, the second- and third-floor  
15 windows are white pine finger-jointed modern  
16 replacements. They weren't like material. They  
17 weren't like profile. They didn't meet interior  
18 standards. I could go on and on. It's all been  
19 documented. Karen Nance wrote a full book on things  
20 that has happened in the past. Now, we're going to  
21 move forward.

22       I would highly recommend, as my wife did,  
23 that we raise the entire structure, all three  
24 floors. If it needs it to be out of the 100-year

1 plane, then that's your-all's job. You understand  
2 water. Therefore, I'm sure you could engineer it to  
3 be similar insitus. The property, if you picked it  
4 up and moved, would possibly lose its national  
5 register nomination. Because site moving is not  
6 recommended in this time period. It was discussed  
7 20 years ago and rejected then. I'm sorry. I'm  
8 looking over here. I shouldn't be. That's to keep  
9 me from looking at all of you all.

10 There's a lot of issues that need to be  
11 brought up and discussed. And like I said before,  
12 as long as we are all in cooperation, both sides,  
13 the public and our government, which is the Corps of  
14 Engineers at this time, then I think we can make  
15 this a very good project. Thank you.

16 MR. WORLEY: Thank you, Mr. Nance. The  
17 next one I don't have a first name for. It's  
18 H. Howard. Would you like to come up?

19 H. HOWARD: From here. My name is H.  
20 Howard. And it looks to me like the best way to  
21 handle the situation is to raise the house up, and  
22 get it up out of the flood plane. And you would get  
23 rid of most of your water problems, I think.

24 Also, there's a lot of renovation that



1 needs to be done to the house. I'm not up on the  
2 historical part of it, but I know that it's  
3 deteriorating pretty quickly. Something needs to be  
4 done. And if this will do it, I'm all for it.

5 MR. WORLEY: Thank you, Mr. Howard.

6 Next, I have Dovie Dunn.

7 DOVIE DUNN: Hello, I'm Dovie Dunn, and  
8 that's spelled, D-o-v-i-e. Everybody calls me  
9 Debbie, but it's Dovie.

10 First of all, I'm not much of a speaker,  
11 so I don't have any notes. This is going to come  
12 straight from the heart.

13 As a lover of history, from the historical  
14 aspect, relocation of the house is not an option.  
15 To relocate this house would mess with the integrity  
16 of the house, and it's just something we don't want  
17 to do. We've got such few historical places in West  
18 Virginia. So we need to do everything we can to  
19 preserve what we do have.

20 As far as the water problem, I agree with  
21 what almost everybody else has said. We need to get  
22 rid of all that water in front of the house, and  
23 that would alleviate most of the problem. It wasn't  
24 intended to be a wetland right there, and it needs

1 to be moved on down. Because there's no point in  
2 ruining a beautiful old historic house when that  
3 could be prevented.

4       The next thing is about -- if we raise the  
5 house. If we do raise the house in place, I'm in  
6 agreement with that as long as we protect the  
7 integrity of the house. It should be raised, the  
8 full three floors. That basement, as you call it,  
9 is not a basement. It is definitely a floor. That  
10 was the way the first floor was done back in those  
11 days. So we need to preserve all three floors.

12       From a historical view, if we preserve  
13 this house, and we do everything that we want to do  
14 and need to do out there, we could have a lot of  
15 tourism. There's no reason West Virginia should  
16 lose all of the tourism possibilities that we have.  
17 We're rich in history. And it seems like, you know,  
18 everybody wants to go to Virginia to see old houses.  
19 Well, we have old houses right here. You know, we  
20 need to preserve those old houses that we have and  
21 need to go forward with that. And we need to make  
22 West Virginia a place to be proud of.

23       Thank you.

24       MR. WORLEY: Thank you, Ms. Dunn.

1           Next, we have Ned Jones.

2           NED JONES: Thank you all very much. It's  
3 really a pleasure to be here tonight.

4           The first thing I think we all need to do,  
5 and I think most of us are aware of, is really  
6 recognize that none of us would be here if it were  
7 not for the efforts of Congressman Rahall.  
8 Congressman Rahall, in the 1980s, making sure that  
9 the house was protected; in the 1990s, getting the  
10 legislation for restoration and preservation. And  
11 now, currently, getting in the words of legislation  
12 that has passed the House, that we're going to have  
13 not just preservation but restoration again.

14          So, hopefully, we're going to be in a  
15 situation with having that leadership in the House  
16 with Senator Byrd and Senator Rockefeller in the  
17 Senate, having people in place to really make all of  
18 this we've worked for so long a reality.

19          When I'm hearing the comments about the  
20 Corps, it sort of reminded me, back when I was 34  
21 years old, I had a back operation, and about a week  
22 later, it all blew back apart. It took me about  
23 seven years to be able to just jog across the yard.  
24 I remember going back to the doctor, and he started

1 talking about the glacial speed at which I had  
2 progressed. And I said, yes, but it was a tough  
3 journey. And it was a tough journey. He said, yes,  
4 but you're glad where you are now, and that's  
5 exactly right.

6 With the Corps now, and Congressman Rahall  
7 and what's going on, although, it's been a journey I  
8 don't want to go back through, I'm really glad we  
9 are where we are now. I think now we have an  
10 opportunity to really make something special out of  
11 what I see up there at that site just sort of being  
12 a shadow of itself.

13 I've always thought of this site being  
14 four magnets. One, is obviously the General  
15 Jenkins' home, the Civil War hero. Second, is the  
16 underground railroad and the pike experience. Third  
17 is the Clover Indians, and how you could have a  
18 presentation of everything that happened up there so  
19 long ago. And fourth is wildlife. Wildlife is a  
20 very important element that we need to capitalize on  
21 as well.

22 And if you put all four of those magnets  
23 together, I think West Virginia is going to have an  
24 attraction here that's going to bring a lot of

1 people in and allow them to stay for a long time.

2 So hopefully we'll be able to do that.

3       As far as what needs to be done from the  
4 standpoint of preservation, I think you really need  
5 two views. You need a short-term view and a  
6 long-term view. The short-term view is, obviously,  
7 making sure that the house doesn't have anything  
8 major happen to it. And we've been concerned about  
9 that from time to time. But whatever you do in  
10 spending on short term, which people have talked  
11 about here tonight, it really needs to be reflected  
12 that that money is well spent. So the long-term  
13 view of restoration is that the short-term money  
14 complements the long-term view. When you do that,  
15 it will be money that is well spent.

16       As far as flood-proofing the house is  
17 concerned, with the proposals that I had seen, I  
18 think there's only one thing that you can possibly  
19 do if you're going to do anything at all, and that  
20 is to raise the house in place. When the people  
21 from Culture and History looked at this and had an  
22 opportunity at the last meeting that we attended  
23 said, if you don't raise that house and get it out  
24 of the 100-year flood plane, you're not going to be

1 able to have the displays there that you want to  
2 have which are truly reflective and really have  
3 value for fear they're going to be flooded and  
4 damaged.

5       The question I asked people before the  
6 meeting tonight is, as long as you're raising the  
7 house -- most of the expense, I would think, in  
8 raising the house is getting everything under it to  
9 be able to raise it up. And the cost of the last  
10 two, three or four feet of raising it, the block  
11 work, or whatever, is not going to be the major  
12 expense. So what I would be hopeful of is you raise  
13 this house high enough to get not just a house out  
14 of the 100-year flood plane but also those  
15 outbuildings. Because those outbuildings are a  
16 significant part of what people thought of in those  
17 days as being the house. It's the kitchen; it's the  
18 office; it's the various facilities that everybody  
19 has seen where you can still see those foundations.

20       If you do that then, then when you  
21 recreate those outbuildings, then you can go ahead  
22 and have the displays in there that are truly  
23 reflective of what went on in that time period. And  
24 the more you can have there, the bigger the magnet

1 is going to be.

2       So hopefully you all can think about  
3 raising so that you get not just the house but also  
4 the outbuildings out of the 100-year flood plane.

5       Thank you.

6       MR. WORLEY: That completes the list of  
7 everyone that signed up tonight. I would like to  
8 ask, are there any others that would like to make a  
9 comment before we wrap it up?

10       Yes.

11       ELEANOR TAYLOR: My name is Eleanor  
12 Taylor, and I started with this project in 1988,  
13 some 20 years ago. I'm very much for it for  
14 economic development for this area, but I also have  
15 another desire in restoring this house.

16       As a teacher here at Marshall, I found  
17 that many young first-time college students, first  
18 in their family to go to college, had a sort of poor  
19 self-image of themselves. And I think that this  
20 building -- if they bring students in to see what  
21 they have here -- and because as Ned Jones said, it  
22 includes what they don't have at Mt. Vernon, what  
23 they don't have at Monticello, a whole era of  
24 tourist interest starting back pre-Indians, and then

1 the Indians, and then the Civil War. You've got all  
2 of that in one area.

3       One of the attractions in Charleston is  
4 the home that General Patton's ancestors lived in.  
5 But it's right down in the city with all of the city  
6 and noise going around it. When I first went out to  
7 General Jenkins' home in 1988 -- I'm ashamed to say  
8 I'm a native Huntingtonian, six generations, and I  
9 had never been out there before. At that time the  
10 Knights -- this was the last day that the Knights  
11 were going to be there. It had that beautiful  
12 expansive lawn and the home which they kept up so  
13 well. It was just breathtaking. I thought, my  
14 word, I didn't know we had this out here. I had  
15 never been there before. In fact, I had gone to  
16 school with Gladys Northcott (phonetically spelled),  
17 whose family lived there at one time. We had a  
18 column in the Marshall newspaper, and she named the  
19 column "Dear General," because of General Jenkins.

20       At any rate, what I'm saying is, I think  
21 we could bring not only the tourist money in, but we  
22 could bring young people from across West Virginia,  
23 students from the high schools, scouts, campfire,  
24 all those kinds of kids in, and we could give them a



1 real sense of what it must have been like to have  
2 been the people, the first people to come over that  
3 mountain and take on this wild country and give them  
4 a sense of pride. And I just think the money is  
5 there because it's a very unusual development in  
6 that it's not downtown. It could be just like it  
7 was. You get the feeling, as I did that time with  
8 Mrs. Knight, that you're out there -- you didn't see  
9 any of the modern-day accouterments. You were out  
10 there in the middle of this wonderful expansive  
11 setting.

12       So that's one side of it. The other side  
13 of it -- think of it in terms of what it would mean  
14 to our young people to take pride in a place like  
15 that, and their ancestors to have the guts to sit  
16 themselves down in the middle of such a wilderness.

17       MR. WORLEY: Thank you, Ms. Taylor.

18       We had a hand up over here.

19       MARY JO MARTIN: My name is Mary Jo  
20 Martin, M-a-r-t-i-n. And I hadn't planned to speak  
21 because my voice has been going for a week now.

22       I'm a historical reenactor and interpreter  
23 and have been for about 14 to 15 years now. I see a  
24 lot of others here in the room.

1           I would like to see the house raised in  
2 place, all three floors, and the water dried up. As  
3 Ms. Taylor said, education is the key to our future.  
4 I have done countless reenactments and outdoor  
5 dramas. We work with the school systems and bring  
6 classrooms out like on Thursdays and Fridays and let  
7 them see first-person interpretations of actual  
8 events, including the French and Indian Wars, Civil  
9 War and all areas that this house would encompass.

10          And I can guarantee you, in the Tri-State  
11 area, we have got some of the finest reenactors that  
12 you could ever find that take a lot of pride in what  
13 they do. They would be more than willing to come  
14 out to the Jenkins Plantation to help us.

15          Another thing, I was at the Carroll House  
16 (phonetically spelled) and have been for years, and  
17 I love it dearly. The advantage of the Greenbottom  
18 structure is the location. The Carroll House is in  
19 Guyandotte. We don't have room for 1,500 kids to  
20 come out. We don't have room for school buses to  
21 park. At Greenbottom, there is enough land that we  
22 could spread people out. If there were structures  
23 there, we could put people in the structures on  
24 designated weekends, contact the schools and set up

1 arrangements so the students could be brought out on  
2 a given time each day and learn what the history of  
3 this area is like. And it's the most unique  
4 structure around here for that.

5       We've done events in Winfield, Point  
6 Pleasant, Rush, Kentucky. But there are none in  
7 Cabell County that the Cabell County students can  
8 come out and take pride in themselves. They have to  
9 be bused to other locations or not see this at all.

10       And I think this would be -- besides that,  
11 you know, this is a great tourist attraction. We  
12 don't have a lot of tourism to be proud of on this  
13 end of the state or even this end of the county. We  
14 have very little historic significant settings that  
15 we have access to. So we need to save this house.

16       We could put together outdoor dramas. We  
17 could put together reenactments and bring in a lot  
18 of quality reenactors who devote countless hours to  
19 educating children. We do grade school, middle  
20 school, high school, any age range.

21       MR. WORLEY: Thank you, Ms. Martin.

22       Do we have anyone else that would like to  
23 make an oral comment?

24       Could you give us your name?

1       JEFFREY CLAGG: I'll make a real quick  
2 one. It's kind of off the subject what we're  
3 talking here.

4       MR. WORLEY: Could you give us your name?

5       JEFFREY CLAGG: Jeffrey Clagg.

6       Everybody is talking about the future.

7 The one thing they're wanting to do all with all  
8 these projects, building the outbuildings and stuff,  
9 you're going to have to look at sanitation, waste  
10 management and a source for potable water. As of  
11 right now, it's not there. So why put all the money  
12 in doing all of this if you don't have the  
13 sanitation and potable water and everything? Has  
14 anybody looked at that?

15       I mean, the house has got one toilet. If  
16 you've got 300 people, one toilet don't go very far.  
17 On a well system -- the water has been tested and  
18 they said the water is not potable. When we do have  
19 activities out there, we have to have potable water.  
20 All these ideas are good that people are suggesting  
21 for the program, but in order to do the programs,  
22 we're going to have to look at water and sanitation  
23 also. You don't see that mentioned very much.  
24 Maybe I'm off base.

1 MR. WORLEY: Thank you, Mr. Clagg.

2 Anyone else?

3 VICTOR JENKINS WILSON: Victor Jenkins

4 Wilson, W-i-l-s-o-n. To add to what other folks

5 have said, comments about mildew. 1988, when we had

6 a Jenkins family reunion at the house, thanks to the

7 hospitality of Jim and Clara Knight who are sitting

8 in the fourth row here, when our family finished the

9 day, we were able to walk from the front door down

10 through the alfalfa to the river. It was a

11 beautiful afternoon. Part of the placement of this

12 house on the national registry states in its listing

13 that it is a plantation, and it has the feel of

14 agriculture.

15 Now, when you're standing at the front

16 door -- when Cyrus McCormick stood at the front door

17 and looked out and saw the acres and acres of land;

18 when President Buchanan stood there and looked out

19 and saw the acres and acres of land; when the

20 African-Americans working in the fields looked back

21 at the house and saw the President standing there,

22 it was an interaction. It was an agricultural

23 setting.

24 Now that it's a wetlands -- I had a

1 reporter come up to me a couple of weeks ago, and he  
2 said, Victor, your great-great-grandfather, really,  
3 couldn't he have picked someplace better to build a  
4 house instead of in front of a wetland with a marsh?  
5 I said, Well, it wasn't really like that.

6       And my mother, Marjorie Jenkins Wilson,  
7 God rest her soul, when I brought her down after the  
8 house had been transferred, its ownership, from Jim  
9 and Clara Knight, and she came to see it, the main  
10 comment she had was, Vic, what have they done to the  
11 front lawn? It looks awful. You get them to clean  
12 it up. It looks terrible.

13       This whole project began with the term  
14 mitigation of wetlands. Well, out of the  
15 900-and-some-odd acres, there's maybe 500 acres  
16 still available that are rented out to farmers where  
17 that wetland could be replaced over another few  
18 acres, and restore it so that when you were at the  
19 front door, when you're looking at the river, you  
20 get the feeling of being on a plantation. I mean,  
21 if you were at Mt. Vernon, you wouldn't want to look  
22 out on a swamp, or Monticello or Shirley or Berkley  
23 Plantation on the James River. That's a key element  
24 also.

1           The mildew problem. When Jim and Clara  
2 Knight owned the house for 20 years, prior to the  
3 Corps owning it for the past 20 years, they did not  
4 have a mildew problem. The mildew problem came  
5 about once the water was stuck out there in front of  
6 the house.

7           Another element is that we have three  
8 copies amongst us of the original plan from the  
9 house. It does not call for a wetlands in front of  
10 the house. It does call for an asphalt parking lot  
11 behind it, but it does not call for wetlands in  
12 front of it. So somebody jerry-rigged that. We  
13 have to feel it was to discourage its use as a  
14 museum so it could be what it was intended for which  
15 was a domain for hunters. They originally wanted it  
16 with high-powered rifles -- I said on Channel 3,  
17 when we were arguing over high-powered versus period  
18 rifles, I don't think the stockholders of CSX would  
19 like a bullet going through the head of an engineer  
20 or one of these tank cars with chemicals coming from  
21 upriver. And we were able to reach the point of  
22 getting period weapons out there.

23           Well, we won on that battle, but we didn't  
24 win on these wetlands that were not intended to be

1 there, which were an add-on. I apologize all the  
2 time for my ancestors and the sins of slavery which  
3 you can't make enough apologies for, and you all are  
4 apologizing for the sins of your predecessors. So  
5 if you can correct the sins of their jerry-rigging  
6 this wetlands out there, move that boardwalk, move  
7 that wetlands, clean up your mess.

8       And anyhow, concerts, as Mary Jo  
9 mentioned -- Jim McClellan (phonetically spelled),  
10 head of the park board told me the stage they use in  
11 Ritter Park is available anywhere in Cabell County.  
12 He and I are bluegrass fans, but what we would call  
13 it would be an old-time music event. I have in my  
14 safe deposit box three volumes of music. One of  
15 them -- all pre-Civil War because it says Susan  
16 Holderby on it, not Susan Holderby Jenkins. She was  
17 married in 1856. This was music that was played in  
18 the house prior to the Civil War.

19       So we have a tremendous resource that if,  
20 as Mary Jo said, we brought that stage out there, if  
21 we had the proper increased electrical power, if we  
22 had suitable drainage so that people could have  
23 chairs out there instead of water between the back  
24 of the house and the railroad...



1        Another thing that needs to be done, my  
2 brother said -- and he's written a letter for the  
3 record -- his name is Robert Woodrow Wilson -- it  
4 didn't come through on Karen's e-mail, but you will  
5 get it. He brought six houses like this in Prince  
6 William County from neglect and degradation to the  
7 point of being open to the public as tourism.  
8 Because Virginia, as I said earlier, is hot on  
9 tourism, and West Virginia is getting hot on  
10 tourism.

11       But as he said, that weir which is down  
12 where the bridge is, is about two truckloads of  
13 concrete poured into the creek. If those were  
14 pulled out, the creek would drain. It could be  
15 cleaned out, like when the Knights owned it, and  
16 then we would have proper drainage behind the house.

17       As far as situs, if you elevate in place,  
18 which I'm in favor of in terms of the flood plane,  
19 then the house would become equal to the road which  
20 is how it was prior to Route 2 being raised. When  
21 the Knights first lived there, and Route 2 hadn't  
22 been widened, the road was basically out from the  
23 level of the house. Well, this would bring the  
24 house back up in the same relationship with the

1 road. So in a sense, it would be restoring its

2 situs.

3       The visitor center. We see in the

4 photograph of our complex. Let me tell you,

5 somebody said it might have come on later. I know

6 my family's finances. I heard it well after the

7 Civil War. They could not have put up that barn

8 complex. They were typical Virginians. They were

9 land rich and cash poor. So that barn complex, I'm

10 certain, was the original one. The visitor center

11 could very well go in there. And it would do two

12 things. It would give an agricultural

13 representation of the barn and give us plenty of

14 space to do all type of interpretation, Indian and

15 African-American.

16       Porta-johns. There's been surveys sent up

17 Route 2 about who wants water up in that area. Matt

18 got one of those surveys. I don't know if the Corps

19 could do anything to facilitate running water. If

20 we're going to have a visitor center and restrooms

21 and concerts, we're going to need adequate water

22 supply, and perhaps a fire hydrant out at the house.

23       I failed to mention earlier, the

24 1,300-volume library which was at the house -- and

1 this is documented by Karen's work with the various  
2 estate papers of the people who lived there.

3 Thank you.

4 MR. WORLEY: Thank you, again, Mr. Wilson.

5 Any other comments? Anyone else?

6 JUNE ASHWORTH: Let me comment about the  
7 water problem. The county commission is well aware  
8 that there is no potable water there because on  
9 three different occasions, I have approached them  
10 and said, We need public water in the Greenbottom  
11 area.

12 We have been promised that they're looking  
13 into it. That's as far as they will go. I even  
14 called their office, the county commission office  
15 and asked them -- I did not get to speak to anyone,  
16 but I said, Would you please inform them there's an  
17 important meeting. And so I thought this matter  
18 might come up, and that they might have some insight  
19 on that. They have been asked on a number of  
20 occasions to look into it. And every time there is  
21 an election, they promise that public water will be  
22 in every corner of Cabell County. So we need to  
23 make them stick to it.

24 MR. WORLEY: Thanks, Mrs. Ashworth.

1           KAREN NANCE: I just wanted to -- and I  
2 can do it real quick. I wanted to state also about  
3 the water. If I'm not correct, you had a good well,  
4 did you not, Mrs. Knight, that you used for a year?  
5 And, again, once that flooding and the wetlands went  
6 it, it contaminated the well. It's not been usable  
7 since. That's why we have this water problem. So  
8 it would be a good way to correct that issue if we  
9 could work with the county maybe on a grant and get  
10 some water out there.

11          MR. WORLEY: Thanks, Mrs. Nance. Any  
12 other comments?

13          MARY JO MARTIN: When Ellen was over at  
14 the house, she gave me a copy of the first  
15 interpretations that actually are based on  
16 historical information. I've got them somewhere in  
17 the file. But I would make them available once we  
18 get the house to the point that we have interpreters  
19 there.

20          And it is for William and Albert and  
21 various members of the family, to have people there  
22 actually physically portraying the Jenkins family  
23 and some of the other family members that were on  
24 the plantation at the time.

1 MR. WORLEY: Thank you, Ms. Martin. Any  
2 other comments?

3 I might say that this is -- again, it's  
4 kind of an unusual setting where there's not a  
5 dialogue back and forth between your comments, and  
6 us making a response. But, again, it's to make sure  
7 we get your comments without any kind of pressure or  
8 to try to not preempt someone from making a comment.  
9 We're not having that discussion here in this  
10 setting.

11 I would like to thank you for all your  
12 comments. Those will be incorporated into our draft  
13 report with responses to them. If for some reason,  
14 in our responses as we circulate that draft report  
15 out -- take it look at it, and if we didn't address  
16 it properly, or if you have some other comment that  
17 might be generated because of that, please let us  
18 know about that as well.

19 (The following are comments made after the  
20 showing of the video.)

21 DEBBIE CAMPBELL: I'm Debbie Campbell,  
22 D-e-b-b-i-e, C-a-m-p-b-e-l-l. I want to speak for  
23 Mary Chatterton, C-h-a-t-t-e-r-t-o-n. That's my  
24 mother. Both of us are vice presidents of KYOWVA

1 Genealogy and Historical Society.

2       My mother, for the last two or three  
3 years, along with one or two of the other ladies,  
4 have gone up to the plantation at Christmastime  
5 before they had the party for the community and have  
6 decorated just because they love the house and they  
7 love the idea of the activities that go on up there.  
8 We have gone to several things, spring, summer,  
9 fall, winter. And she would like to see the  
10 wetlands removed and the house restored.

11       And both of us are big fans of historical  
12 tourism, so we would like to see that developed into  
13 a tourist attraction. On behalf of the society, we  
14 would be willing to do whatever we could to help up  
15 there.

16       (Concluded at 8:45 p.m.)

17

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24



US Army Corps  
of Engineers  
Huntington District

R.C. BYRD LOCK & DAM  
JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

Tommy Thompson

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WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
AND YOUR POSITION OR TITLE

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I believe that the best thing that could be done is to raise in place. (Meaning off 3 floors). The water issue around the house should be removed. This would cut down on moisture damage that is currently happening at a fast rate. Also, when raising the house, place all surrounding structures <sup>foundations</sup> should be <sup>considered</sup> ~~considered~~ being raised out of the 100 year flood zone too. This would help in tourism if all the over

Additional space is available on back of this sheet. Attach additional sheets as required.

out houses could be rebuild on their their  
original location so ~~that~~<sup>that</sup> future generations  
could see what it was like. Thus, educating  
our young is ~~of~~<sup>is</sup> #1 importance.

#### PRIVACY ACT STATEMENT

**Authority:** Section 101(b), Public Law 91-190, National Environmental Policy Act of 1969, (83 Stat. 852),  
1 January 1970.

ER 1105-2-30, "General Planning Principles", & EP 1105-2-35, Public Involvement and  
Coordination."

Permit Activities-Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and/or Section  
404 of the "Clean Water Act", 33CFR 327, "Public Hearings."

**Principal  
Purposes:**

To obtain information from individuals in attendance at public meetings. Requested data include  
name, address, title/occupation, representing self or organization, address of organization, and  
brief written comments. The form also asks if the individual desires to make an oral statement  
concerning the proposed activity under discussion.

**Routine Uses:** Purposes of this form are as follows:

1. To obtain data to be used in notifying appropriate individuals of future hearings or meetings and of  
decision(s) concerning the activity,
2. To learn the desires of individuals regarding statements he/she wishes to make at the meeting so that  
all persons will be given an opportunity during the meeting,
3. To gather a brief occupational profile to facilitate agency correlation of views and areas of expertise,
4. To record written comments of attendees at the public meeting.

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**Notice:** All data requested is voluntary. Public meetings are held to offer individuals an opportunity to  
participate in the planning or review process. The only effect on individuals choosing not to  
furnish requested data is that the effectiveness of their participation would be lessened.

**MAIL COMMENTS TO:**

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Telephone: (304) 399-5545

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US Army Corps  
of Engineers  
Huntington District

R.C. BYRD LOCK & DAM  
JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
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NAME AND ADDRESS

*Michael Murdeth*

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*#14CB - Ashland Ky*

WHOM ARE YOU REPRESENTING?

☒ SELF ☒ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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*Ashland Visitor Bc.*

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*Raise - in - place all 3 floors*

*restore and use for Educational*

*the site for African-American  
Native American*

*and family home*

*clean up surrounding and use for park*

*remove the wet sand-*

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
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Huntington District

R.C. BYRD LOCK & DAM  
JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

Clagg

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WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☒ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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Living Historian / Re-enactor  
C.V. Vol. @ Jenkins Plantation

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Handicap Accessibility added?

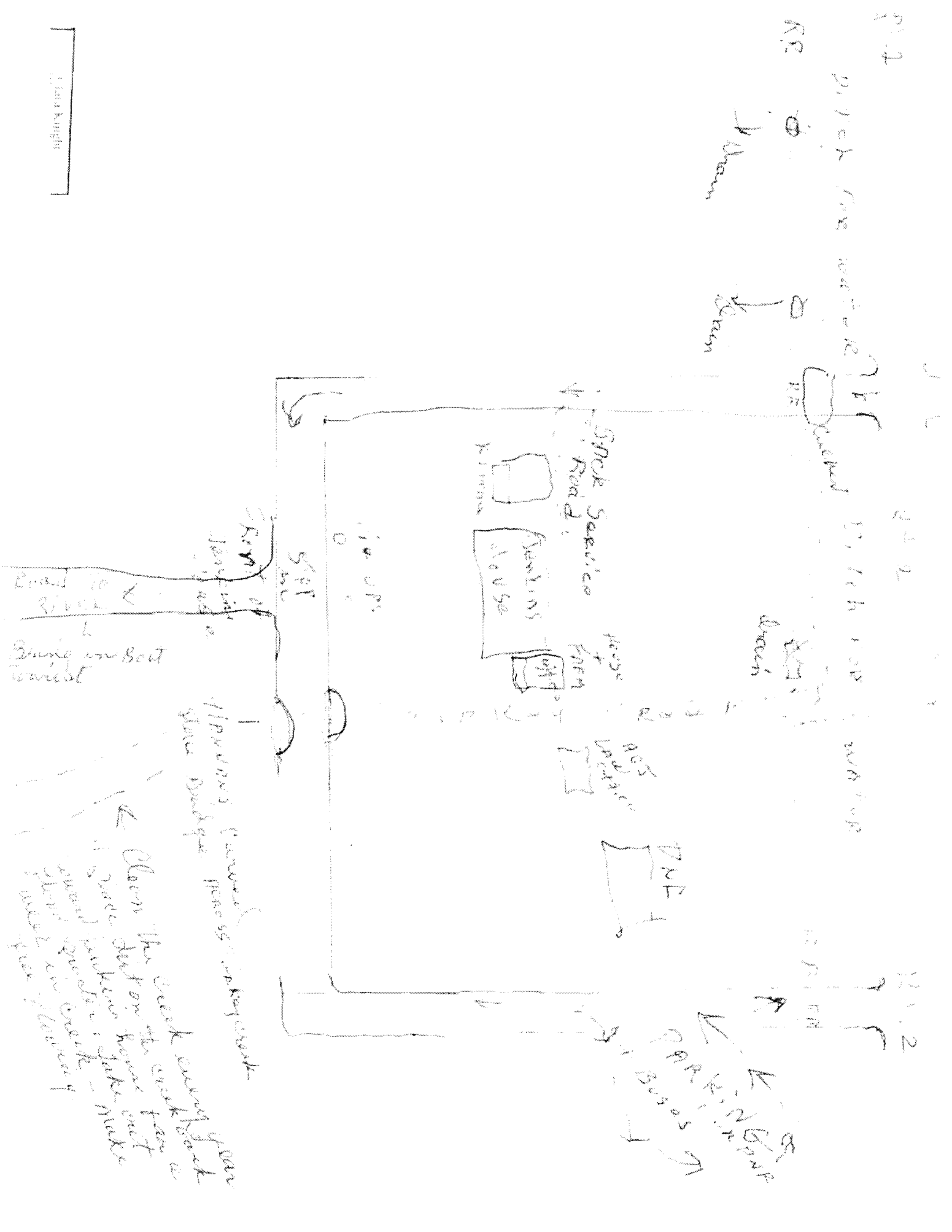
1 Bathroom is on the second floor - Commode

No drinkable water available

outbuildings reconstructed & additional  
"drawing" activities after house  
restored - Interpretive Areas

Additional space is available on back of this sheet. Attach additional sheets as required.

\* A little boy - a Walker @ our Civil War  
living history (2006) could not access all rooms  
& history available do to inaccessibility  
or had to be carried ↑ stairs



← Clean the creek every day  
 → Place the camp house out  
 → Place the camp house out  
 → Place the camp house out  
 → Place the camp house out

NAME AND ADDRESS

Teresa Hodge

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ACTIONS AND TO RECORD BRIEF  
WRITTEN COMMENTS.

WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
AND YOUR POSITION OR TITLE

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uld like your input regarding potential preservation actions. Please provide your comments on the proposed alternative(s),  
areas of study, or questions to be answered to ensure a proper evaluation of the alternatives proposed.

Please leave the Jenkins Plantation  
buildings where they are. Reroute  
the wetlands which ~~are~~ currently are  
causing damage to this piece of our  
American history. Jenkins Plantation should  
remain where it is and the grounds  
and structures should be restored and any  
damage caused by these wetlands should  
be fixed.

Teresa E. Hodge 5/2/2007

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
of Engineers  
Huntington District

R.C. BYRD LOCK & DAM  
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NAME AND ADDRESS

Arthur Malcom

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WHOM ARE YOU REPRESENTING?

- ☐ SELF ☐ ORGANIZATION  
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Phone message left w/ Amanda Dethman on 4-25-2007

- Lives in town & frequently passes house.
- A lot of improvements can be done.
- Investigate bulldozing barrier to keep occasional flood out of house area, but not a floodwall.
- Don't change appearance, but go ahead w/ improving whole thing like slave quarters.

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
of Engineers  
Huntington District

R.C. BYRD LOCK & DAM  
JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

Dr. William Crews

INFORMATION ON THIS FORM WILL BE  
USED TO NOTIFY YOU OF FUTURE  
ACTIONS AND TO RECORD BRIEF  
WRITTEN COMMENTS.

WHOM ARE YOU REPRESENTING?

- ☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
AND YOUR POSITION OR TITLE

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Phone Conversation Record on 5-9-07, taken  
by Amanda Dethmar

" Prefers house to be used only as museum or  
private residence. In favor of structural  
reinforcements.

" Questions:

#1 Why is there a flood threat?

" Keep the house where it is. Relocation would  
change the historic setting & status.

" Not in favor of unsightly floodwall.

Additional space is available on back of this sheet. Attach additional sheets as required.




US Army Corps  
of Engineers  
Huntington District

R.C. BYRD LOCK & DAM  
JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

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NAME AND ADDRESS

 Mr. James Morgan Jr.

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WHOM ARE YOU REPRESENTING?

☒ SELF      ☐ ORGANIZATION  
☐ GOVERNMENT      ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
AND YOUR POSITION OR TITLE

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Please use preservation, not relocation  
for the Jenkins House.

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US Army Corps  
of Engineers  
Huntington District

R.C. BYRD LOCK & DAM  
JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

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NAME AND ADDRESS

James W St Clair

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WRITTEN COMMENTS.

WHOM ARE YOU REPRESENTING?

☒ SELF ☒ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
AND YOUR POSITION OR TITLE

Cabell Wayne Historical Soc.  
President

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Please raise Jenkins House above 100 year flood plain.  
Do not move it!

Please restore site including reconstruction of  
surrounding out buildings and construction of  
visitors / interpretive center

Thank you

James W St Clair

Additional space is available on back of this sheet. Attach additional sheets as required.





US Army Corps  
of Engineers  
Huntington District

R.C. BYRD LOCK & DAM  
JENKINS HOUSE PRESERVATION PLANNING  
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NAME AND ADDRESS

DR. E. NORE D. TAYLOR

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WHOM ARE YOU REPRESENTING?

- ☒ SELF ☒ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
AND YOUR POSITION OR TITLE

Board  
Member: Greenbottom Society

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I am for "restoration" of the house and think tax payer money spent in "preservation" should be done with that end in view. That is do not <sup>do</sup> preservation of the house in ways that will have to be done over ~~it~~ when restoration to <sup>original</sup> state in the 1830-60's begins.

I think to preserve the house from dampness & decay - the most economical & <sup>and immediate</sup> necessary step is to remove the swamp in the front lawn, which was never planned when the Corps took over the house and land for mitigation purposes <sup>in 1938</sup>. A flood prevention plan is necessary, the entire 3 stories should be raised. I would have support moving the house from its present site.

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
of Engineers  
Huntington District

R.C. BYRD LOCK & DAM  
JENKINS HOUSE PRESERVATION PLANNING  
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NAME AND ADDRESS

Dr. ALAN B. Gould

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WHOM ARE YOU REPRESENTING?

- ☒ SELF ☒ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
AND YOUR POSITION OR TITLE

Drinks Academy / Marshall University

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I have been a member of The Greenbottom Society since its inception and have been engaged in countless public hearings, ~~met~~ meetings, conferences and programs involving the disposition of the Jenkins House and its environs. Although assuming good faith efforts, little has resulted from these endeavors. Perhaps, despite justifiable misgivings, that situation is now a thing of the past. I did so much appreciate the invitation to the discussion held prior to the April 24 public scoping meeting. Ms. Lisa Morgan and associates are to be commended.

I do understand that the Corps is limited to preservation activities on the house and grounds, but serious planning dealing with preservation must be made in tandem with the future restoration

Additional space is available on back of this sheet. Attach additional sheets as required.

of the property. If not, such efforts will be by their very nature futile and even counterproductive. among many issues, and there are many, one urgent priority

is to get the "swamp" away from the House and insure that the building(s) are above the 100 year flood plain. I would favor, if necessary, that the Jenkins House and its environs be raised on site to meet this requirement.

If I can be of assistance in supporting your efforts for both the initial preservation of the property and the future restoration of the same, please do not hesitate to contact me.

#### PRIVACY ACT STATEMENT

**Authority:** Section 101(b), Public Law 91-190, National Environmental Policy Act of 1969, (83 Stat. 852), 1 January 1970.

ER 1105-2-30, "General Planning Principles", & EP 1105-2-35, Public Involvement and Coordination."

Permit Activities-Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and/or Section 404 of the "Clean Water Act", 33CFR 327, "Public Hearings."

**Principal**

**Purposes:** To obtain information from individuals in attendance at public meetings. Requested data include name, address, title/occupation, representing self or organization, address of organization, and brief written comments. The form also asks if the individual desires to make an oral statement concerning the proposed activity under discussion.

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4. To record written comments of attendees at the public meeting.

**Non-participation**

**Notice:** All data requested is voluntary. Public meetings are held to offer individuals an opportunity to participate in the planning or review process. The only effect on individuals choosing not to furnish requested data is that the effectiveness of their participation would be lessened.

**MAIL COMMENTS TO:**

Amanda J. Dethman, PM-PD-R  
U.S. Army Corps of Engineers, Huntington District  
502 Eighth Street, Huntington, WV 25701-2070.

Telephone: (304) 399-5819

Electronic mail:

Amanda.J.Dethman@usace.army.mil

**FOR FURTHER INFORMATION CONTACT:**

Ms. Lisa R. Morgan, PM-P  
U.S. Army Corps of Engineers, Huntington District  
502 Eighth Street, Huntington, WV, 25701-2070

Telephone: (304) 399-5545

Electronic mail:

Lisa.R.Morgan@usace.army.mil

May 7, 2007

Amanda J. Dethman, PD-R  
U.S. Army Corps of Engineers  
502 Eighth Street  
Huntington. WV 25701-2070

Amanda.                    Re: Jenkins House Preservation Project.

You requested we write and inform you of our thoughts on the Jenkins house and buildings.

Having lived in the Jenkins house for 21 years we feel the Corps was lead to believe (by the state Division of Natural Resources) they should flood this land for wet-land. This was a mistake. This was already the perfect Wet-Land. It was flooded by building a weir in Turkey Creek and the Corps installing pumps to bring toxin water in from the Ohio River. The water now covers the front lawn, drive way and the road to the Ohio River of the Jenkins house.

Here is what the DNR did not tell you and what has had everyone so upset. The beavers appeared after the Corps purchased the Jenkins property from us. The beavers were not on our property before that. We had a beautiful river bottom farm producing corn, hay and Angus cattle. We had a road in front of the house to the Ohio River. Congressman Rahall and Col. Farewell drove from the Ohio River to the Jenkins house on this road and parked in-front of the house. They toured the house. We have film of them coming to the Jenkins house on this road. This is now flooded.

The Corps was mis-informed by the DNR. This property was already a late fall, winter and early spring wet-land. We had a swamp (not too deep) full of beautiful old and young trees. The birds and ducks nested under and in these trees. After you flooded it the trees died and have fallen into the old swamp. No trees now for the birds, ducks and animals to shelter in and under. We also had a lot of Mink - these were taken by the DNR. This was a spring-feed wet-land, fresh water, not dammed-up, stagnant water like it is today.

NOW FOR THE CURE:

Undue what the Corps and DNR have done. Clean out Turkey Creek

to the Ohio River - leave the trees along the creek - Use a small backhoe - bring the gravel & dirt that washed in from the railroad to the side toward the Jenkins house creating a low bank (flood wall) of dirt to keep the creek over-flow in the creek. the creek is almost level to the river - It does not have much of a drop from the railroad to the river - So, don't dig too deep when starting at the railroad.

Take out all beaver dams and relocate the beavers someplace else, where they are wanted.

Clean out the divorter ditch from the creek to the OLD SWAMP. Here is the way you do that:



The DNR tore out the bridge across the divorter ditch to the Ohio River and flooded the road, lawn and driveway in front of the Jenkins house. This breaks the law to this National Register property.

Place the water back where it belongs in the old swamp, creek and divorter ditch. DO NOT RAISE OR MOVE THE HOUSE. If, you do this you will be rid of the rot and mold damage to the house and buildings. LET THE HOUSE AND BUILDINGS TAKE THE 100YEAR FLOOD, it has before and would be cheaper and easier to rebuild after the 100 year flood than it would be to raise the house and buildings now. REMEMBER, TO RAISE THE HOUSE DOES NOT GET THE WATER OFF THE FRONT LAWN, DRIVEWAY AND ROAD TO THE OHIO RIVER (Which is original) NOR DOES IT GET RID OF THE ROT AND MILDEW.

Please refer to the sketch that I gave Lisa Morgan at the Corps meeting - This concerns the historic Hannan curved stone bridge to be placed over Turkey creek at NW corner of the Jenkins house for tour buses. Refer to the sketch on page 2 showing the road to the Ohio River - this will bring tour boats from New Orleans.

The sketch shows three drains the railroad placed under the track allowing water damage to this National Register property. We stopped the railroad from installing these drains when we owned it. They stopped when informed it was National Register property. After we sold it I saw them place two of these drains in when Shae Davidison was there. I asked him to stop them but he said nothing to them. A culvert needs to be placed under the road leading from State route 2 to the Jenkins house between Rt.2 and the railroad. Close the two drains under the railroad to the East - The water would then flow into Turkey Creek and stop flooding between the house and railroad.

Looking forward to the restoration of this beautiful National Register property.

Telephone: 304-743-4366  
CC to:  
Mr. Donald Klima



US Army Corps  
of Engineers  
Huntington District

R.C. BYRD LOCK & DAM  
JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

Marilyn K. Coleman

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The Jenkins Plantation could be a very good WO Tourist attraction if upgraded.

The house (all 3 floors) should be raised above the flood plain.

The other buildings that were there should be rebuilt and raised as well.

The front of the Plantation should be drained.

A visitor center would be nice.

Different groups (CDC, Greenbottom Society

(000v)

Additional space is available on back of this sheet. Attach additional sheets as required.

Civil war groups) would volunteer there.

Please don't let this piece of local history be lost.

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ER 1105-2-30, "General Planning Principles", & EP 1105-2-35, Public Involvement and Coordination."

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[Amanda.J.Dethman@usace.army.mil](mailto:Amanda.J.Dethman@usace.army.mil)

**FOR FURTHER INFORMATION CONTACT:**

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U.S. Army Corps of Engineers, Huntington District  
502 Eighth Street, Huntington, WV, 25701-2070

Telephone: (304) 399-5545  
Electronic mail:  
[Lisa.R.Morgan@usace.army.mil](mailto:Lisa.R.Morgan@usace.army.mil)





US Army Corps  
of Engineers  
Huntington District

R.C. BYRD LOCK & DAM  
JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

H. Howard

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WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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1. Move the wet land in front of the house to another location that is leased to farmers.
2. Build all structures that was originally on the plantation at the time the Jenkins lived there.
3. Raise all out of 100 year flood plain house and structures.
4. Build a gift shop that's open to the public.

Additional space is available on back of this sheet. Attach additional sheets as required.

## Dethman, Amanda J LRH

---

**From:** [REDACTED]  
**Sent:** Friday, April 20, 2007 12:26 AM  
**To:** Dethman, Amanda J LRH  
**Subject:** Fw: Jenkins House?

Hi Amanda,  
I probably didn't make much sense when I mentioned "people with their own agendas". I was told by some people I have met that in the past someone wanted to drain the wetland to restore the grounds, so once a year they could have the area set up with people in costume to re-inact that time period. Who would want to destroy a wetland for a once a year thing? Even though the wetland wasn't there before, I think it adds charm to the house. Maybe some nice seating in the back would be nice for visitors.

Sincerely,  
Kim Kazmierski

To: Amanda.J.Dethman@usace.army.mil  
Sent: Tuesday, April 17, 2007 12:44 PM  
Subject: Jenkins House?

Hi Amanda,  
I was wondering if restoring the Jenkins House would effect the wetland behind the house? I think it is fine to restore the building, but I hope it won't mean the draining of the wetland. It is wonderful habitat for wildlife. I know someone might say, "Well there is plenty of habitat over by the DNR Building", but it is a totally different ecosystem than what is behind the Jenkins House. I think the Buttonbush in the wetland behind the Jenkins House makes it more attractive to waterfowl to use for cover and food. Prothonotary Warbler and Rails also use this area.

Sometimes I think we need to weigh what is actually more important a structure that people might visit every so often (since it is somewhat out of the way) or a habitat that supports a variety of wildlife. Some people have very little interest in wildlife and have their own personal agendas without thinking of the impact it can have.

Doesn't some Marshall Classes use the area for educational purposes? I wonder what Duck Hunters in the area would think?

Thank you for listening to my concerns.

Sincerely,  
Kim Kazmierski

## Dethman, Amanda J LRH

---

**From:**  
**Sent:** Wednesday, May 09, 2007 2:02 PM  
**To:** Jackson, Brantley LRH  
**Cc:** Dethman, Amanda J LRH  
**Subject:** RE: Greenbottom

Raising the house doesn't solve the problem. The problem is that there has been no maintenance done to the house or inadequate maintenance ever since C&H took it over. Until that problem is realistically addressed any restoration or raising of the house is a waste of time and money and does nothing to preserve the house.

"Jackson, Brantley LRH"  
<Brantley.Jackson@lrh01.usace.army.mil> wrote:

> Thanks for the comments. We welcome a proposal from the Council as we  
> want to look at every possibility and concern in the process of  
> arriving at a preservation plan. Nothing has been decided; we are  
> just beginning to gather input. Raising the house 10 feet and placing  
> fill over a large area is one alternative. Raising the house 3 feet  
> with commensurate fill is another.  
> Yet another is raising the house without fill. And another is to do  
> nothing.  
> If the house is raised we know that archaeological excavations will be  
> necessary because disturbance will come with actions to lift the  
> structure, place footers and relay the basement wall. We want to hear  
> what every interested person has to say about archaeology--how much,  
> where, etc. as we work through the options.  
>  
> Thanks.  
>  
> Brantley  
>  
> -----Original Message-----  
> From:  
>  
> Sent: Wednesday, May 09, 2007 1:21 PM  
> To: Amanda.dethman@lrh01.usace.army.mil; Jackson, Brantley LRH  
> Subject: Fwd: Greenbottom  
>  
> Amanda, here are some comments on the Jenkins House.  
> What is the deadline for comments. We are against site burial. The  
> Council may want to put together its own proposal.  
>  
>  
>  
>  
> >  
> >  
> > Subject: Greenbottom  
> > Date: Mon, 7 May 2007 15:43:10 -0400  
> >  
> >  
> >  
> > I am not too concerned with historic deposits immediately adjacent  
> > to the house. We defined two entries to the basement,  
> > the  
> > others are in use and in  
> > the garage. Based on what we saw in 2001 and 2002 the basement was



MAY 15 '07 7:54

May 10, 2007

Colonel Dana R. Hurst, Commandant  
USCOE-Huntington District  
502 Eighth Street  
Huntington, WV 25701

Re: Jenkins House Preservation

Dear Colonel Hurst:

I was unable to attend the scoping meeting because of late notice. I request that you consider these comments and recommendations.

My interest in the house and the Greenbottom plantation results from my being a direct descendant of William Jenkins and Thomas Jefferson Jenkins. My grandfather, George Robert Jenkins, son of T. J. Jenkins, instilled in me a keen interest in the proper preservation of the house and the surrounding property.

Since 1962, for the most part, I have been a career manager in the Virginia and Maryland local governments surrounding the District of Columbia. I was the top administrative officer in Fairfax County, VA, Prince Georges County and Montgomery County, both in Maryland. Until I retired a year ago, I was Public Works Director for Prince William County, Virginia for 17 years.

As DPW Director, I was responsible for a myriad of programs some of which were directly relevant to the issues involved with the Jenkins House.

Prince William has an active historic preservation program and a division was established in DPW during my tenure. Preserved in recent years, among many others, were Rippon Lodge, a 1725 Potomac River plantation house along the Kings Highway, the pre-Civil War Brentsville Court House complex, and the 1890s Court House in Manassas.

Secondly, DPW is responsible for environmental management, which included creation of wetlands banks for mitigation related to County projects. DPW is responsible for County-wide management and regulation of storm water in conjunction with the Commonwealth and the COE.

It is within this context that I approach the evident problems at the Jenkins House.

1. It is apparent that, among the COE and the several State agencies, everyone is in charge, yet no one is in charge. This has had a deleterious impact on the property. The organizational governance of the property should be simplified and fully accountable. I recognize that this is a multi-jurisdictional problem that must be resolved, perhaps in a binding agreement.

Further, the maintenance budget for the property apparently is very low and should be made adequate for its perpetual preservation. If the U.S. Government puts substantial monies into preservation, it should have guarantees that State appropriations shall be forthcoming.

2. The house overlooked farmland as evidenced in the photograph in Karen Nance's writing included in the scoping website and known family history. It is normal for farmland to be in a floodplain. The farmland is part of the history of the house. Historically, there were drains in place in order to help make the land tillable.

3. The flooded land in front of the house detracts from the interpretation of the history of the property. Apparently, when a beaver dam near lower Turkey Creek was demolished recently, the flooded area became dry. If this dam is the cause of the flooding, then state-of-the-art engineered preventative solutions should be installed. If it is the so-called weir installed by the COE, then it should be redesigned to allow proper drainage.

The area looks like a lake, not an engineered wetland with vegetation.

*I request that the wetlands engineering study and maintenance plan of this flooded area be provided to me under FOIA.*

4. Research needs to be done to determine the area denominated as "Jenkins Swamp." Historically, it probably was a much smaller area to the north. It is unlikely that it included the tillable area in front of the house. Therefore, the term applied in COE documents to the entire area in front appears to be a misnomer.

5. The above observations lead me to recommend that a comprehensive drainage study be done. It should include Turkey Creek. The study should delineate allowable maintenance in conformance with environmental regulations (for example, it is apparent that the Creek is backing up in the back of the house, causing further problems.) This study, when completed, should be the subject of public discussion.

6. The drainage study should also include alternatives for flood control to protect the house, including either an earthen berm or raising the house and abutting land to take them out of the floodplain. In no event should the house be relocated

Extreme care must be taken to protect the historic integrity of the house and the archeologically significant areas around it.

The broad outline of the study should be made available for public comment prior to committing to detailed engineering.

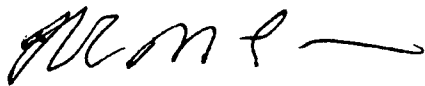
7. Lastly, a preservation/maintenance plan must be developed for the structure itself. It appears to me that much of the work is *ad hoc*. Wood acceptable for interior spaces may have been used for exterior work, for example.

The lake area in front of the house could be part engineered wetlands and farmland. However, I recommend that the acreage be made into a sustainable farm. It should be part of the interpretive program and would serve as an example for this part of the Ohio Valley. Of note is the fact that Cyrus McCormick, the inventor of the mechanical reaper, is a Jenkins cousin. He stayed at Greenbottom and sold the family some reapers. My understanding is that there are some antique farm equipment collectors in the nearby Ohio Valley. Lastly, there are a number of farm museums across the country that could serve as examples.

The remaining wetlands could be part of the interpretive program, showing how nature works in these areas. Prince William established such a site on County-owned wetlands along Neabsco Creek, which is managed by DPW.

Historic properties, such as the Jenkins House and the surrounding acreage, are irreplaceable and need to be treated with extreme care. History and the environment can work together for the benefit of both. It takes vision and imagination. This property should be a shining example of how this can be done.

Yours very sincerely,



## Dethman, Amanda J LRH

---

From:  
Sent:  
To:  
Subject: Jenkins

Melissa E. Conley

1

23 May, 2007

Amanda J. Dethman, PD-R  
c/o US Army Corps. of Engineers  
502 8th Street  
Huntington, WV 25701

Dear Ms. Dethman,

This letter in concerning the proposed renovations & restorations to the Jenkins Plantation, also known as Greenbottom. I am so pleased that the floor has been opened for suggestions. As I'm sure you know, Greenbottom has such a strong local history that has been touched by Native American, African-American & Caucasion influences. It ties into a diverse cross-section of the community. As more folks become aware of this historic gem and its backyard locality to the Tri-State area, attendance at functions and public support are on a steady incline.

In order to maintain the historical integrity of Greenbottom, I would like to address the following potential problems and make suggestions for their resolution:

### FLOODING / WATER DAMAGE:

Originally, flooding would not have been a serious threat as the house was seated back from the Ohio River and a long drive went from the riverbank through the fields to the front of the house. However, since the development of the wetlands, the very mortar that holds the house together is deteriorating and the stone foundation has began to erode from the increased dampness alone. There is also now a very real threat of flooding as the wetlands have steadily encroached upon the house itself.

As the wetlands were not intended to be so close to the house, ideally, the wetlands should be drained away from the front of Greenbottom. This would allow for the driveway to the river dock to be restored and would alleviate the threat of flooding and water damage. It seems a more cost effective solution than some of the more extreme measures that have been discussed, such as relocating the house from its historical seat or raising the house and filling in the first floor. Either of those options would be an absolute travesty to impose on this icon of local history.

1

If draining the wetlands is absolutely not an option, the only logical solution would be to raise the house and install the vinyl protectant and louvres. This would allow the first floor to still be utilized and could be camouflaged with period correct landscaping which would serve a dual purpose as water absorption and beautification.

### RESTORATION & PLANS FOR EXPANSION:

Keeping historical integrity in mind, the newest section of the house that serves as caretaker's office and kitchen should be removed. A new structure could be built and made to look period correct that could serve as an office and visitor's center. The bathroom should be reverted to its former status. If the outbuildings and period correct gardens



were reproduced, it would be nice to have a self-guided tour. For example, visitors could stop at the office/visitor's center and view "The Ghosts Of Greenbottom" documentary. After getting a historical oversight, they could obtain a map that would allow them to explore the Greenbottom site at their leisure. At each outbuilding or designated visitor would encounter and small podium or informational plaque that explained its significance. There is a wonderful living history museum in Jeffersonville, Tazewell County, Virginia that is set up in such a way and it is very user friendly and appealing. Eventually, perhaps a small gift / souvenir shop could be located in the first floor of the house, or in the visitor's center. Any proceeds could be applied to the restoration and preservation effort. An excellent example of this would be Belle Grove Plantation in Winchester, Virginia.

The effort to preserve and eventually restore Greenbottom to its former splendor is certainly a worthy endeavor. The community will reap the benefits and Greenbottom will be preserved for future generations. Thank you for the opportunity to express my thoughts and notions. I look forward to seeing this project's fruition.

Sincerely,

Melissa E. Conley

\*\*\*\*\*  
See what's free at <http://www.aol.com>.

**Dethman, Amanda J LRH**

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**From:**  
**Sent:** Wednesday, May 23, 2007 10:04 PM  
**To:** Dethman, Amanda J LRH  
**Subject:** Jenkins House

Dear Ms. Dethman,

I just realised that tomorrow is the deadline for submitting comments on the future of the Jenkins House plantation site at Greenbottom.

I have worked at Greenbottom since 1984 as an archaeologist investigating the prehistoric landscape.

Briefly, I would recommend that the main house be restored, with room for a permanent museum and exhibit area to highlight the FULL prehistory and history of Greenbottom. We have thousands of artefacts from our work at Clover (46Cb40), and other sites from the old plantation property, many of which could be included.

I would strongly oppose the reconstruction of ADDITIONAL structures, such as the wharf, and the external structures associated with the main house, notably the kitchen and the presumed 'law office'. The archaeological and historical evidence is too slight at this time for such a venture.

Most important is to safeguard the house, structurally, and from periodic flooding.

Thank you for your time.

Sincerely yours,

Nicholas Freidin, D.Phil.

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Windows Live Mail : venez tester la version bêta en exclusivité !  
<<http://g.msn.com/8HMAFR/2746??PS=47575>>

## Dethman, Amanda J LRH

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**From:**  
**Sent:** Wednesday, May 23, 2007 2:39 PM  
**To:** Dethman, Amanda J LRH  
**Subject:** Jenkins Plantation

I feel as if the best thing for the Jenkins Plantation is to be restored and preserved in the following matter-- 1st to be raised in place, all three floors. 2nd The water in the front area of the house needs to be removed by whatever method it takes. The water is causing much more damage much more quickly that it should be. It's causing the house to deteriorate much more with the dampness and mildew, plus it makes the house look bad, looks dirty. If these 2 simple things can be done there should be more projects started such as the rebuilding of the outside office, the summer kitchen, and old privy. Potable water would also be a great thing. This could be a major attraction for the state. The local history is irreplaceable. Our young generation now and the upcoming generations need to know the history of the local area. Please help us keep the house!!

Kelley Farley

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Park yourself in front of a world of choices in alternative vehicles.  
Visit the Yahoo! Auto Green Center. <[http://us.rd.yahoo.com/evt=48246/  
\\*http://autos.yahoo.com/green\\_center/  
\\_ylc=X3oDMTE5cDF2bXZzBF9TAzk3MTA3MDC2BHN1YwNtYWlscGFncwRzbGsDZ3JlZW4tY2VudGVy](http://us.rd.yahoo.com/evt=48246/*http://autos.yahoo.com/green_center/_ylc=X3oDMTE5cDF2bXZzBF9TAzk3MTA3MDC2BHN1YwNtYWlscGFncwRzbGsDZ3JlZW4tY2VudGVy)>

## Dethman, Amanda J LRH

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**From:**  
**Sent:** Thursday, May 24, 2007 9:00 AM  
**To:** Dethman, Amanda J LRH  
**Subject:** Jenkins Homestead

Well having some knowledge of the area in question, I would imagine that some sort of drainage ditching might be employed to remedy the moisture problem at the Jenkins Homestead. It would appear to me that drainage would be more economically feasible than diking, or movement of the structure. Gravity and some small pump station would have to be considered. Drain the water to the lowest point, and pump it away. Gravity is free, pumps cost a little more. All three levels of the structure should be raised in place to be out of the 100 year flood plain.

Vernon Douglas Baisden

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Be a better Globetrotter. Get better travel answers <[http://us.rd.yahoo.com/evt=48254/\\*http://answers.yahoo.com/dir/\\_ylc=X3oDMTI5MGx2aThyBF9TAzIxMTU1MDAzNTIEX3MDMzk2NTQ1MTAzBHN1YwNCQUJwaWxsYXJfTk1fMzYwBHNsaWNQcm9kdWN0X3F1ZXN0aW9uX3BhZ2U-?link=list&sid=396545469](http://us.rd.yahoo.com/evt=48254/*http://answers.yahoo.com/dir/_ylc=X3oDMTI5MGx2aThyBF9TAzIxMTU1MDAzNTIEX3MDMzk2NTQ1MTAzBHN1YwNCQUJwaWxsYXJfTk1fMzYwBHNsaWNQcm9kdWN0X3F1ZXN0aW9uX3BhZ2U-?link=list&sid=396545469)> from someone who knows.  
Yahoo! Answers - Check it out.

## Dethman, Amanda J LRH

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**From:**  
**Sent:** Thursday, May 24, 2007 9:28 AM  
**To:** Dethman, Amanda J LRH  
**Subject:** Jenkins Plantation

Jenkins Plantation should stay where it is, raising all 3 floors is place is the only way to take care of all needs with 100 year flooding problems. Preserving and restoration of the Jenkins plantation should be taken care of. The wetland in front of the house also needs to be removed as to keep from causing further damage. The history of the plantation should be kept for all generations to learn about. Do Not Move The House!!

Michael A Sorrell

Fussy? Opinionated? Impossible to please? Perfect. Join Yahoo!'s user panel and lay it on us. <http://us.rd.yahoo.com/evt=48516/>  
\*[http://surveylink.yahoo.com/gmrs/yahoo\\_panel\\_invite.asp?a=7](http://surveylink.yahoo.com/gmrs/yahoo_panel_invite.asp?a=7) hot CTA = Join Yahoo!'s user panel



**US Army Corps  
of Engineers**  
Huntington District

**R.C. Byrd Lock & Dam  
Jenkins House Preservation Planning  
Public Scoping Meeting**

**Comment Record**  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

*Easter Miller*

INFORMATION ON THIS FORM WILL BE USED TO NOTIFY YOU OF FUTURE ACTIONS AND TO RECORD BRIEF WRITTEN COMMENTS.

WHOM ARE YOU REPRESENTING?

☒ SELF

☒ ORGANIZATION

GOVERNMENT  
AGENCY

☒ OTHER

NAME OF ORGANIZATION OR AGENCY AND YOUR POSITION OR TITLE

*Green Bottom Soc. - UDC 2580*

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I want to see the house lifted (At least THREE Floors) above the Flood plane. I want to see house & all buildings restored. I would love to see a Tourist center. We need this historic House saved for future W.V. Also The water needs to be drained away from the house. There is plenty of land there for the swamp (stinky). I do like the animals & Birds - BUT that water is too close to the house!! The house needs repair!!  
Please Restore, Thank You —

#### PRIVACY ACT STATEMENT

**Authority:** Section 101(b), Public Law 91-190, National Environmental Policy Act of 1969, (83 Stat. 852), 1 January 1970.

ER 1105-2-30, "General Planning Principles", & EP 1105-2-35, Public Involvement and Coordination."

Permit Activities-Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and/or Section 404 of the "Clean Water Act", 33CFR 327, "Public Hearings."

**Principal Purposes:**

To obtain information from individuals in attendance at public meetings. Requested data include name, address, title/occupation, representing self or organization, address of organization, and brief written comments. The form also asks if the individual desires to make an oral statement concerning the proposed activity under discussion.



**US Army Corps  
of Engineers**

Huntington District

**R.C. Byrd Lock & Dam  
Jenkins House Preservation Planning  
Public Scoping Meeting**

**Comment Record  
(Privacy Act Statement on Reverse)**

**NAME AND ADDRESS**

*Reina Hendrix*

**INFORMATION ON THIS FORM WILL BE USED TO NOTIFY YOU OF FUTURE ACTIONS AND TO  
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**WHOM ARE YOU REPRESENTING?**

☒ **SELF**

☐ **ORGANIZATION**

☐ **GOVERNMENT  
AGENCY**

☐ **OTHER**

**NAME OF ORGANIZATION OR AGENCY AND YOUR POSITION OR TITLE**

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Please start covering the exposed  
exterior of this house

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**US Army Corps  
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Huntington District

**R.C. Byrd Lock & Dam  
Jenkins House Preservation Planning  
Public Scoping Meeting**

**Comment Record**  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

*Jessica Farley*

INFORMATION ON THIS FORM WILL BE USED TO NOTIFY YOU OF FUTURE ACTIONS AND TO  
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WHOM ARE YOU REPRESENTING?

SELF                      ORGANIZATION

GOVERNMENT              OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY AND YOUR POSITION OR TITLE

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I am a teenager & I love  
this place - Please do  
whatever is necessary to bring this  
house to the standards of houses  
you see in the N.C. S.C. Ga. This  
could be a great tourist attraction  
for W.V. I would like to see weddings  
& etc here.

Please for our Children!

Jess

#### PRIVACY ACT STATEMENT

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**US Army Corps  
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Huntington District

**R.C. Byrd Lock & Dam  
Jenkins House Preservation Planning  
Public Scoping Meeting**

**Comment Record**  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

RALPH ADKINS

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WHOM ARE YOU REPRESENTING?

SELF ☒ ORGANIZATION

GOVERNMENT OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY AND YOUR POSITION OR TITLE

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Would love to see this piece of history  
Preserved, so many are not. Also restoration  
is needed.

Referring to the Junkin Plantation

#### PRIVACY ACT STATEMENT

**Authority:** Section 101(b), Public Law 91-190, National Environmental Policy Act of 1969, (83 Stat. 852),  
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**US Army Corps  
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Huntington District

**R.C. Byrd Lock & Dam  
Jenkins House Preservation Planning  
Public Scoping Meeting**

**Comment Record**  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

*James Boagun*

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WHOM ARE YOU REPRESENTING?

☒ SELF

☐ ORGANIZATION

☐ GOVERNMENT  
AGENCY

☐ OTHER

NAME OF ORGANIZATION OR AGENCY AND YOUR POSITION OR TITLE

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This is a significant part of our American History. Plantation should be raised above flood level. This should be all 3 stories. Home should be restored and repaired as they have done at Blenheimasset.

#### PRIVACY ACT STATEMENT

**Authority:** Section 101(b), Public Law 91-190, National Environmental Policy Act of 1969, (83 Stat. 852), 1 January 1970.

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Huntington District

**R.C. Byrd Lock & Dam  
Jenkins House Preservation Planning  
Public Scoping Meeting**

**Comment Record**  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

*Mary Boggs*

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WHOM ARE YOU REPRESENTING?

☒ SELF

☐ ORGANIZATION

☐ GOVERNMENT  
AGENCY

☐ OTHER

NAME OF ORGANIZATION OR AGENCY AND YOUR POSITION OR TITLE

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---



These homes are a good  
part of our heritage. All 3  
stories should be raised above  
flood level. House should be  
restored and repaired to make  
it more appealing to visitors.  
This is a good typical  
plantation location on the  
river bank.

#### PRIVACY ACT STATEMENT

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US Army Corps  
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Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

Wilson & Carol Cisco

INFORMATION ON THIS FORM WILL BE  
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WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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SAVE ✓  
Restore

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
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Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
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NAME AND ADDRESS

Janice Mallee

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WHOM ARE YOU REPRESENTING?

- ☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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This is a beautiful historic site.  
It needs to be restored to its original  
state. It also needs to be raised out  
of flood plane.

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
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Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
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NAME AND ADDRESS

Betha Howard

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WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
AND YOUR POSITION OR TITLE

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Yes, immediate restoration is in order. All three houses  
need raised above flood level. Everything would be  
so wonderful restored to it's former glory.

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
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Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
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NAME AND ADDRESS

MARC SUBIK

INFORMATION ON THIS FORM WILL BE  
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WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
AND YOUR POSITION OR TITLE

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Beautiful historic place very worthy  
of care, attention, and preservation  
Our history needs to be preserved  
and nurtured for the future generations.  
Thank you

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

Donna Love

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WHOM ARE YOU REPRESENTING?

- ☒ SELF ☒ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
AND YOUR POSITION OR TITLE

Cabell County

Preservation actions are being identified for consideration by the Corps of Engineers to achieve project purposes. This consideration includes the evaluation of environmental, economic and engineering parameters of the project. The Corps would like your input regarding potential preservation actions. Please provide your comments on the proposed alternative(s) the areas of study, or questions to be answered to ensure a proper evaluation of the alternatives proposed.

I am a teacher in Cabell County - Every  
year, I ask students to come to Jenkins for  
a 6 week Project. I would appreciate the  
maintenance / wet lands. Changed to make it  
look like the plantation it once was.

We have the historic area here  
I have seen in NC & S.C what they  
have done with similar projects & would  
love to see it done here..

Donna Love

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

Gary McIntire

INFORMATION ON THIS FORM WILL BE  
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WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
AND YOUR POSITION OR TITLE

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Please refurbish the Jenkins Plantation  
(as much as you can) to the plantation of  
the past. My wife & I attend  
every event we can that you have  
here.  
I have enjoyed several wonderful  
speakers.

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
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NAME AND ADDRESS

Richard L. Simmons

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WHOM ARE YOU REPRESENTING?

- ☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
AND YOUR POSITION OR TITLE

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Without a doubt this house must be preserved  
as a link to our common past. Our heritage  
as Americans demands it.

Additional space is available on back of this sheet. Attach additional sheets as required.





US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

William Glavaris

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USED TO NOTIFY YOU OF FUTURE  
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WHOM ARE YOU REPRESENTING?

- ☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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While touring the house, I noticed how nice it is to have such a historic landmark so close to home. After driving by several times I'm glad to finally be able to visit inside. However, I noticed that much of the house needs some maintenance to the land and the home. I greatly hope that your organization is able to preserve such a lovely landmark!

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

Matthew Chambers

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ACTIONS AND TO RECORD BRIEF  
WRITTEN COMMENTS.

WHOM ARE YOU REPRESENTING?

- ☒ SELF      ☐ ORGANIZATION  
☐ GOVERNMENT AGENCY      ☐ OTHER AGENCY

NAME OF ORGANIZATION OR AGENCY  
AND YOUR POSITION OR TITLE

Preservation actions are being identified for consideration by the Corps of Engineers to achieve project purposes. This consideration includes the evaluation of environmental, economic and engineering parameters of the project. The Corps would like your input regarding potential preservation actions. Please provide your comments on the proposed alternative(s), the areas of study, or questions to be answered to ensure a proper evaluation of the alternatives proposed.

Touring the home I realized what a great  
Piece of history we have. What a treasure!

I also noticed that restoration is needed  
to keep this home in the condition  
to show future generations. Homes with history  
like this are for \$ few between! A piece  
of history like this should not be neglected.

Any help that can be given would be a  
great help. I full support any restoration  
to help preserve this home.

Respectfully

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

Gene K Gue

INFORMATION ON THIS FORM WILL BE  
USED TO NOTIFY YOU OF FUTURE  
ACTIONS AND TO RECORD BRIEF  
WRITTEN COMMENTS.

WHOM ARE YOU REPRESENTING?

- ☐ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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Yes Restore 3 Story House

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
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NAME AND ADDRESS

PAUL PRICE

INFORMATION ON THIS FORM WILL BE  
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ACTIONS AND TO RECORD BRIEF  
WRITTEN COMMENTS.

WHOM ARE YOU REPRESENTING?

- ☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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Raise and Restore To original.

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US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
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NAME AND ADDRESS

Sherry Preece

INFORMATION ON THIS FORM WILL BE  
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WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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Please preserve this plantation for historical  
purposes. I have grandchildren that would love  
to be able to experience history the same way I  
have. Please restore this house back to its original  
brick and raise the house itself so that the  
basement is also raised to give an accurate  
portraial of its original state.

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
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Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
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NAME AND ADDRESS

*James & Kenneth Fairchild*

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WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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*This is a beautiful historic city. My family have enjoyed on a couple of different occasions. We feel that it would be shameful to allow the deterioration of this property. This house should be raised above flood level, painted & restored. This could be an attached tourist attraction.*

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
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Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
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NAME AND ADDRESS

*Linda Nida*

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WRITTEN COMMENTS.

WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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*This is history. Relatives are still  
dying.*

*The Jenkins House & other properties  
should be restored/preserved for  
our future.*

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
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NAME AND ADDRESS

Erica Frances

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WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

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Please make the Jenkins Plantation  
a recreation of the original working  
plantation. Please explain & make it  
show place of the history of African-  
Americans. Please create within the  
Green Bottom area safe hiking trails &  
guided wild life viewing opportunities.  
I'm afraid to go into swamps on  
my own. Thank you.

Additional space is available on back of this sheet. Attach additional sheets as required.





US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
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NAME AND ADDRESS

*Levin, Liberty*

INFORMATION ON THIS FORM WILL BE  
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WRITTEN COMMENTS.

WHOM ARE YOU REPRESENTING?

- ☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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*I think the idea of dikes built  
around the plantation would be  
much more accurate of preserving  
the grounds of the Jenkins Plantation.  
Any other solution of the problem  
concerned with flooding would  
definitely take away from the  
historical value.  
Please give this issue much  
thought. Thank you.*

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

BARD ADKINS

INFORMATION ON THIS FORM WILL BE  
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WRITTEN COMMENTS.

WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
AND YOUR POSITION OR TITLE

Preservation actions are being identified for consideration by the Corps of Engineers to achieve project purposes. This consideration includes the evaluation of environmental, economic and engineering parameters of the project. The Corps would like your input regarding potential preservation actions. Please provide your comments on the proposed alternative(s), the areas of study, or questions to be answered to ensure a proper evaluation of the alternatives proposed.

*I was here with my grandchildren today.  
My grandsons ages 9 & 6, are very interested  
in Civil War. This was very interesting to them  
& I would like to bring them back for  
more re-enactments, especially if there was a battle.*

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US Army Corps  
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Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
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NAME AND ADDRESS

Mary Almon

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WHOM ARE YOU REPRESENTING?

- ☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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Please raise all three floors.

Please save and restore the Jenkins House

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US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
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NAME AND ADDRESS

James Sherman

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WHOM ARE YOU REPRESENTING?

☒ SELF ☒ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
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First Christian Church / Minister

Preservation actions are being identified for consideration by the Corps of Engineers to achieve project purposes. This consideration includes the evaluation of environmental, economic and engineering parameters of the project. The Corps would like your input regarding potential preservation actions. Please provide your comments on the proposed alternative(s) the areas of study, or questions to be answered to ensure a proper evaluation of the alternatives proposed.

I would like (along with any organization) the  
Jenkins plantation preserved and restored.

It would be a great loss to the area if this  
concern wasn't given grave consideration

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
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Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

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NAME AND ADDRESS

Betty L. Vanech

INFORMATION ON THIS FORM WILL BE  
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WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
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Please so whatever is needed to preserve  
this beautiful historic place.

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US Army Corps  
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Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
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NAME AND ADDRESS

Marshall Daniels

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WHOM ARE YOU REPRESENTING?

- ☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
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yes, we think all 3 floors should be  
raised above the flood plain. This could  
be a wonderful tourist attraction.

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US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
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NAME AND ADDRESS

*Glenn Baumgardner*

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WHOM ARE YOU REPRESENTING?

- ☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT AGENCY ☐ OTHER

NAME OF ORGANIZATION OR AGENCY  
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*Beautiful but needs lots of T.L.C.  
We need this historic house in N.V.*

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US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
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NAME AND ADDRESS

Gerry Fenton

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WHOM ARE YOU REPRESENTING?

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☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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Left ALL 3 FLOORS above Flood  
plan - restore & Preserve

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US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

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NAME AND ADDRESS

CLARENCE T. PAM LYKINS

INFORMATION ON THIS FORM WILL BE  
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WHOM ARE YOU REPRESENTING?

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☐ GOVERNMENT ☐ OTHER  
AGENCY

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Please Save & Restore This Historic  
house for the Future of W.V.!!!

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US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

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NAME AND ADDRESS

DONALD PACE

INFORMATION ON THIS FORM WILL BE  
USED TO NOTIFY YOU OF FUTURE  
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WHOM ARE YOU REPRESENTING?

- ☐ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

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PLEASE RAISE LEVELS OF HOUSE AND  
PROPERTY - AND RESTORE ALL POSSIBLE

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US Army Corps  
of Engineers  
Huntington District

JENKINS HOUSE PRESERVATION PLANNING  
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NAME AND ADDRESS

Garnet Blake

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WHOM ARE YOU REPRESENTING?

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Please save this house

Lift up all 3 floors - Restore  
to its old glory -

Get the water away from ~~house~~

The house - Too many geese!

Additional space is available on back of this sheet. Attach additional sheets as required.



US Army Corps  
of Engineers  
Huntington District

R.C. BYRD LOCK & DAM  
JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
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NAME AND ADDRESS

Charles MILLER

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WHOM ARE YOU REPRESENTING?

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☐ GOVERNMENT ☐ OTHER  
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Do whatever is needed to preserve and  
restore This wonderful pe. of W.V  
History - Rise the house 3 Floors  
up out of Flood plain - Drain  
all water away from  
House - Show other states  
we do have a brain in this  
state - Other States preserve  
and maintain Historic scites y

Additional space is available on back of this sheet. Attach additional sheets as required.

Why let our visitor centers / Tourist centers  
send people to Va. & other  
So. States to see a plantation.

We need this house for  
our future. ~~THE~~ ~~PEOPLE~~  
WANTS Preservation & Restoration  
OF THIS SITE II/II

I'm 83 yrs old We are speaking!  
So I would Never see it restored Please Listen!

Authority: Section 101(b), Public Law 91-190, National Environmental Policy Act of 1969, (83 Stat. 852),  
1 January 1970.

ER 1105-2-30, "General Planning Principles", & EP 1105-2-35, Public Involvement and  
Coordination."

Permit Activities-Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and/or Section  
404 of the "Clean Water Act", 33CFR 327, "Public Hearings."

**Principal  
Purposes:**

To obtain information from individuals in attendance at public meetings. Requested data include  
name, address, title/occupation, representing self or organization, address of organization, and  
brief written comments. The form also asks if the individual desires to make an oral statement  
concerning the proposed activity under discussion.

Routine Uses: Purposes of this form are as follows:

1. To obtain data to be used in notifying appropriate individuals of future hearings or meetings and of  
decision(s) concerning the activity,
2. To learn the desires of individuals regarding statements he/she wishes to make at the meeting so that  
all persons will be given an opportunity during the meeting,
3. To gather a brief occupational profile to facilitate agency correlation of views and areas of expertise,
4. To record written comments of attendees at the public meeting.

**Non-participation**

Notice: All data requested is voluntary. Public meetings are held to offer individuals an opportunity to  
participate in the planning or review process. The only effect on individuals choosing not to  
furnish requested data is that the effectiveness of their participation would be lessened.

**MAIL COMMENTS TO:**

Amanda J. Dethman, PM-PD-R  
U.S. Army Corps of Engineers, Huntington District  
502 Eighth Street, Huntington, WV 25701-2070.

Telephone: (304) 399-5819

Electronic mail:

Amanda.J.Dethman@usace.army.mil

**FOR FURTHER INFORMATION CONTACT:**

Ms. Lisa R. Morgan, PM-P  
U.S. Army Corps of Engineers, Huntington District  
502 Eighth Street, Huntington, WV, 25701-2070

Telephone: (304) 399-5545

Electronic mail:

Lisa.R.Morgan@usace.army.mil



US Army Corps  
of Engineers  
Huntington District

R.C. BYRD LOCK & DAM  
JENKINS HOUSE PRESERVATION PLANNING  
PUBLIC SCOPING MEETING

COMMENT RECORD  
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NAME AND ADDRESS

MRS. CAROL SIMON

INFORMATION ON THIS FORM WILL BE  
USED TO NOTIFY YOU OF FUTURE  
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WRITTEN COMMENTS.

WHOM ARE YOU REPRESENTING?

☒ SELF ☐ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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1. Please RAISE THE HOUSE - ALL THREE (3) FLOORS. (IN-PLACE)
2. PLEASE DO SOMETHING ABOUT THE WATER SITUATION - THE PUBLIC NEEDS SAFE WATER CONSUMPTION!
3. "FUTURE TOURIST ATTRACTION" - JENKINS PLANTATION MUSEUM COULD BE A SMALL-SCALED MOUNT VERNON OR COLONIAL WILLIAMSBURG!!!  
WHAT A TAX BASIS FOR WEST VIRGINIA!!!  
LOTS OF VOLUNTEERS IN THIS AREA!!!  
SOME THING TO THINK ABOUT!!!

Additional space is available on back of this sheet. Attach additional sheets as required.

US Army Corps  
of Engineers  
Huntington District

PUBLIC SCOPING MEETING

COMMENT RECORD  
(Privacy Act Statement on Reverse)

NAME AND ADDRESS

Mary J. Martin

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WHOM ARE YOU REPRESENTING?

- ☐ SELF ☒ ORGANIZATION  
☐ GOVERNMENT ☐ OTHER  
AGENCY

NAME OF ORGANIZATION OR AGENCY  
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Green Bottom Society

Preservation actions are being identified for consideration by the Corps of Engineers to achieve project purposes. This consideration includes the evaluation of environmental, economic and engineering parameters of the project. The Corps would like your input regarding potential preservation actions. Please provide your comments on the proposed alternative(s), the areas of study, or questions to be answered to ensure a proper evaluation of the alternatives proposed.

See Attached

Additional space is available on back of this sheet. Attach additional sheets as required.

The Jenkins house should be left at its original location and the water moved away from the house. The entire three stories of the house should be raised in place. The original agreement did not call for the land directly attached to the house to be flooded; therefore, those areas should be drained so that the constant moisture would be eliminated so that no further damage would be done to the house. The wetlands being so close to the house also contributes to the flooding and therefore should be moved.

Mary Jo Martin



If the Corp of Engineers wants to do what is right, they will move the water away from the house and restore the house to its original condition and make the most of this historic site.

The Corp needs to mitigate the wetlands from around the Jenkins house then do a complete restoration of the house. The house should be raised in place, the whole house, not just the upper two floors. The area would then provide a tourist location for the western part of the state. One of the most popular tourist attractions in America is Colonial Williamsburg. The house and area could be restored and developed into a mini version of Colonial Williamsburg and help increase tourism in the state.

Mary L. Martin

I feel the Jenkins House should be raised in place, all three (3) floors and the wetlands mitigated to another location as the original contract stated the area around the house was not to be flooded. Mitigating the wetlands in accordance with the original plans would not only remove the moisture from around the house which is causing so much of the damage to the structure but also reduce the likelihood of flooding since the Corp so concerned about putting money into preservation for fear of flooding. The last time the house flooded was in 1997 which was a result of the water backing up into the house through the pipes, not directly from the Ohio River.

If the house and surrounding area was restored, it would provide a useable history that could be enjoyed by young and old alike for generations to come. The historic significance of the structure is unique to the western part of West Virginia. The Governor has encouraged people across the state to try and increase tourism. The house/area would be a great tourist attraction would provide a fantastic variety of tourism opportunities.

The actual restoration process would be an excellent teaching opportunity if conducted by qualified historic restoration professionals.

Once the house was restored, it would provide numerous opportunities for living historians to teach students of all ages. It would be the perfect location for numerous living histories and reenactments for Civil War era, French and Indian War, Colonial, Native American and African American to name a few. Schools in the tri-state area would have a place to see history come to life and to be able to see what life was like in the 1800's.

Mary L. Martin

# **Appendix D**

## **Notice of Availability**



**US Army Corps  
of Engineers**



### **Jenkins House Preservation Plan Notice of Availability & Public Meeting**

The Corps of Engineers will hold a public meeting regarding the Draft Environmental Assessment and Preservation Plan for the Jenkins House, Thursday, April 10, 2008, from 6:00-8:00pm at the Greenbottom Community and Senior Center. The Huntington District, U.S. Army Corps of Engineers (Corps) has developed a Draft Environmental Assessment and Preservation Plan (DEA/PP) for the Jenkins House that identifies, evaluates and prioritizes preservation measures necessary to sustain the integrity, original fabric and character of the house. As required by the National Environmental Policy Act, the DEA/PP will be available for a 30-day public review period. The DEA/PP will be distributed for public comment on or about March 26, 2008 and copies may be viewed at the following locations:

Cabell County Public Library, Jenkins Plantation Museum, and  
Robert. C. Byrd Lock and Dam Project Office, or online at:

<http://www.lrh.usace.army.mil/projects/review/>

**Comments on the DEA/PP must be submitted to the below address by April 26, 2008.**

The Jenkins House is located in a wetland mitigation area of the Robert C. Byrd Lock and Dam project in an area known as Greenbottom, north of Lesage, Cabell County, W.Va. It is currently operated as a house museum by the West Virginia Division of Culture and History.

#### ***We Invite Your Participation...***

Thursday, April 10, 2008 ▪ 6:00 pm to 8:00 pm  
Greenbottom Community & Senior Center ▪ 7863 Ohio River Rd. ▪ Lesage, WV

6:00–7:00 pm ▪ Formal Presentation & Public Comment Period  
7:00 –8:00 pm ▪ Informal Workshop Session

*If you have any questions or comments please contact:*

Amanda Dethman, Environmental Planner  
U.S. Army Corps of Engineers ▪ 502 8<sup>th</sup> Street ▪ Huntington, WV 25701  
E-mail: [Amanda.J.Dethman@usace.army.mil](mailto:Amanda.J.Dethman@usace.army.mil) ▪ Phone: (304) 399-5819

## **Appendix E**

### **DEA Distribution List**

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**Elected Officials**

Honorable Nick J. Rahall  
Representative in Congress  
ATTN: Teri E. Booth, Office Manager  
845 Fifth Avenue  
Huntington, WV 25701

Honorable Robert H. Plymale  
West Virginia Senate  
P.O. Box 5425  
Huntington, WV 25703

**Congressional/Committee Interests**

Mr. Matt Taylor  
Legislative Director  
Office of Congressman Rahall  
2307 Rayburn House Office Building  
Washington, DC 20515

Mr. Jim Zoia  
Chief of Staff, Committee on Natural  
Resources  
U.S. House of Representatives  
1324 Longworth House Office Building  
Washington, DC 20515

**Federal Agencies**

Mr. Thomas Chapman, Field Supervisor  
U.S. Fish and Wildlife Service  
West Virginia Field Office  
694 Beverly Pike  
Elkins, West Virginia 26241

**State Agencies**

Mr. Adam Hodges, Director of Museums  
WV Division of Culture and History  
1900 Kanawha Boulevard East  
Charleston, WV 25305

Ms. Susan Pierce  
Deputy State Historic Preservation Officer  
WV Division of Culture and Society  
1900 Kanawha Boulevard East  
Charleston, WV 25305

Mr. Gary Sharp  
District 5 Game Biologist  
WV Division of Natural Resources  
Route 1 Box 484  
Point Pleasant, WV 25550

**Local Agencies**

Mr. Craig Warner, Director of Sales  
Cabell Huntington Connection & Visitors  
Bureau  
763 Third Avenue  
Huntington, WV 25701

**Locations for Public Viewing**

Jenkins Plantation Museum  
Attn: Matt Boggess, Jenkins Site Manager  
8814 Ohio River Road  
Lesage, WV 25537

Cabell County Public Library  
Attn: David Owens, Reference Department  
455 9th Street Plaza  
Huntington, WV 25701

Robert C. Byrd Locks & Dam Project Office  
Attn: Ronald Huffman  
Route 1, Box 115  
Gallipolis Ferry, WV 25515

**Other Interested Parties**

Ms. Natalie Adkins  
2685 Toms Creek Road  
Barboursville, WV 25504

D.K. Anestis  
53 Crest Drive  
Nitro, WV 25143

Ms. June B. Ashworth  
562 N. Inwood Drive  
Huntington, WV 25701

Mr. Kevin Barksdale  
309 Wilson Court  
Huntington, WV 25701

*Draft Environmental Assessment  
Jenkins House Preservation Actions*

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Mr. Jonathan Beckett  
2685 Tom's Creek Road  
Barboursville, WV 25504

Ms. Debbie Campbell  
4187 Orchard Drive  
Huntington, WV 25701

Jeffery & Penny Clagg  
Route 1 Box 301  
Lesage, WV 25537

Ms. Marilyn Coleman  
1123 Sunset Terrace  
Milton, WV 25541

Barbara & Randy Dean  
1143 Waco Road  
Huntington, WV 25704

Mr. Jack Dickinson  
6221 Highland Drive  
Huntington, WV 25701

Ms. Sue Dowdy  
1509 Winchester Avenue  
Ashland, KY 41101

Ms. Dovie Dunn  
2239 Miller Road  
Huntington, WV 25701

Mr. Robert Edmonds  
1439 Fifth Avenue  
Huntington, WV 25701

Ms. Kelley Farley  
3982 A Beechwood Drive  
Ona, WV 25575

Dr. Daniel Holbrook  
Department of History  
Marshall University  
Huntington, WV 25755

H. Howard  
1123 Sunset Terrace  
Milton, WV 25541

Mr. Ned Jones  
1615 6th Avenue  
Huntington, WV 25703

James and Clara Knight  
Route 3 Box 269  
Milton, WV 25541

Mr. Michael Mametter  
2408 Central Avenue  
Ashland, KY 41101

Ms. Mary Jo Martin  
304 Main Street  
Huntington, WV 25702

Ms. Easter Miller  
1214 McClung Avenue  
Apartment #6  
Barboursville, WV 25504

Karen & Johnny Nance  
3059 Wilson Road  
Barboursville, WV 25504

Mr. Ken Shaw  
Route 1 Box 557  
Milton, WV 25541

Ms. Carol Simon  
306 West 18th Street  
Huntington, WV 25704

Mr. Tommy Thompson  
2408 Central Ave  
Ashland, KY 41101

Mr. Victor S. Jenkins Wilson  
214 Norway Avenue  
Huntington, WV 25705



Ms. Mary Stewart  
215 Elizabeth Street  
Sistersville, WV 26175

Ms. Jo Huff  
1316 County Road 124  
Chesapeake, OH 45619

Mr. Robert Wilson  
1240 Kanawha Terrace  
Huntington, WV 25701

Ms. Nancy Spurlock  
Route 1 Box 29  
Glenwood, WV 25520